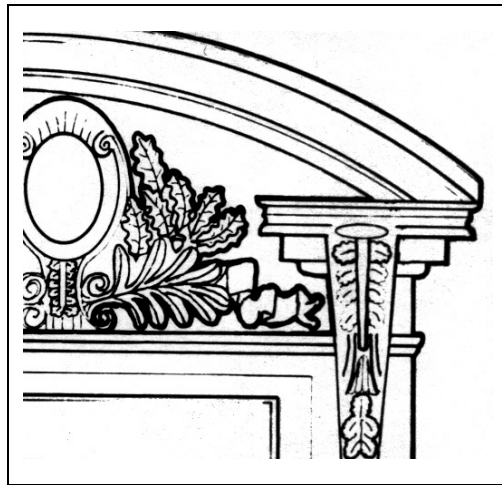
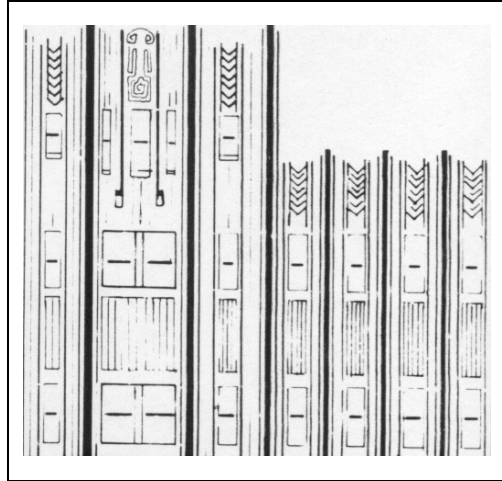
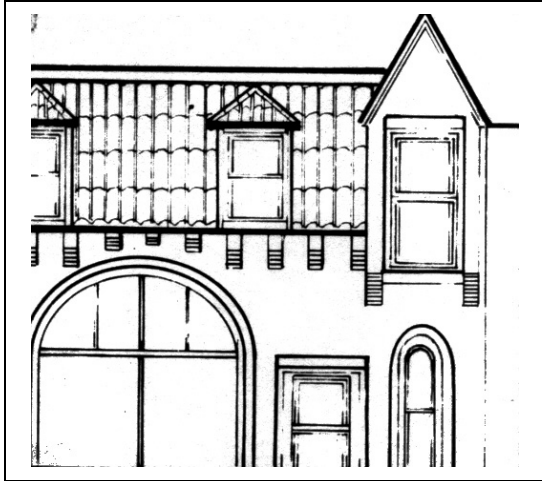


# *Downtown Durham Historic District Preservation Plan*

Durham City-County Planning Department



*Downtown Durham Historic District  
Preservation Plan*

City of Durham  
Historic District Commission

And

Durham City-County Planning Department

Adopted May 15, 1989

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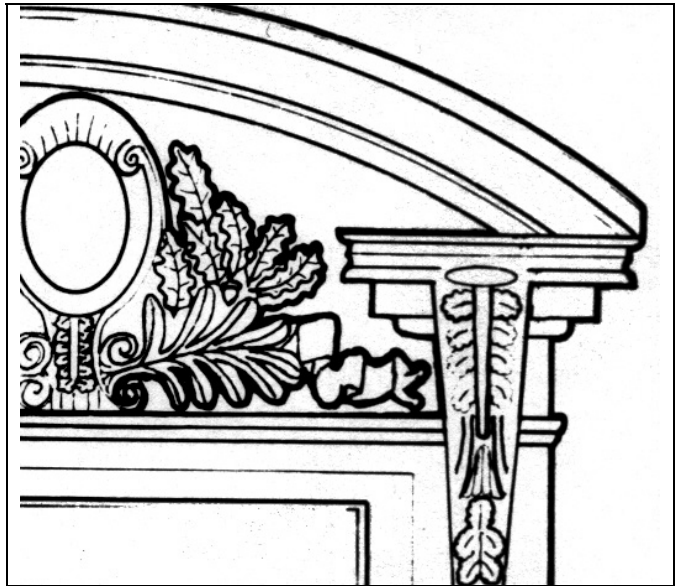


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## I. Introduction

# *Downtown Durham Historic District Preservation Plan*



## **I. Introduction**

### **A. Purpose of the Plan**

Downtown Durham is an important symbol for the people of this community. It represents the geographical, cultural, financial, governmental and historical center of the Durham community. Downtown best represents Durham's past. Where the original Durham Station and tobacco fields once stood, people now see high-rise bank buildings, governmental and institutional offices and multi-lane urban streets. Yet, people also see Art Deco terra cotta building decoration, corbelled brick storefronts and Neoclassic Ionic columns to remind them of days gone by.

Downtown Durham is experiencing a renaissance. Construction projects abound, bringing new activity and people to downtown. Numerous old buildings are being either rehabilitated for new uses or eyed as sites for new buildings. The renewed rush for downtown development may remove from the downtown one of the elements which contribute to its unique charm: its architectural heritage.

The purpose of this Historic Preservation Plan is to establish as an explicit, formal City policy the preservation of the architectural heritage of downtown Durham. The Plan offers a specific set of policies and design guidelines which will insure that necessary changes to the built environment in downtown will be sensitive to its architectural heritage. Adoption of this Plan and official designation of the downtown as a local historic district sets into motion numerous actions, both regulatory and non-regulatory, to implement the Plan's historic preservation goal.

### **B. Overview**

The Downtown Durham Historic Preservation Plan includes a brief history and analysis of the area, historic preservation goals and policies for the district, and guidance on appropriate building rehabilitation and new construction. Section I contains an overview of the Plan and an explanation of National Register Districts and Local Historic Districts. The City's Historic District Commission and Certificates of Appropriateness are also discussed. Section II outlines the history of the area, the proposed local district boundary and an assessment of the collected inventory information. Section III is the Historic Preservation Strategy which organizes the goal, policies and implementation recommendations for preserving the historic integrity of the district. Section IV contains principles and review criteria for restoration, new construction and landscaping. The Appendix includes a glossary of architectural terms, a list of reference materials and a copy of the Historic District Overlay Zone from the Durham Zoning Ordinance.

### **C. National Register Historic Districts**

In November, 1977, Downtown Durham was listed with the National Register of Historic Places as a Historic District. The National Register listing of this area is an honor that recognizes the district's historic importance. The designation also means that any Federal or State funded project in the district must be reviewed to assess the project's effect on the historic character of the area. The National Register designation enables property owners to more easily obtain Federal rehabilitation tax credits and other Federal and state incentives. Map 1 shows the National Register Historic Districts in Durham.

### **D. Local Historic Districts**

The Historic District Overlay Zone was created by the Durham City Council to provide a means of protecting Durham's historic areas. This zoning classification can be applied to neighborhoods and areas of historic importance and supplements the underlying zoning of the property. The North Carolina enabling legislation (NCGS 160A-3A) permits municipalities to create an overlay zone and an Historic District Commission to review all exterior modifications, demolitions and new construction within a local district. A Historic Preservation Plan defines a preservation strategy for a district and provides the Commission with criteria and guidelines for their review.

### **E. Historic District Commission**

The Zoning Ordinance establishes a nine member Historic District Commission as the review body to oversee changes in local historic districts. The Commissioners serve overlapping terms of three years. All Commission members must reside in the City. The membership must include one registered architect, one realtor or developer, one cultural or social historian, one lending institution representative and two who are none of these. The Commission meets at regularly scheduled meetings on a monthly basis.

It is the general responsibility of the Historic District Commission to advise the City Council on the establishment of historic districts and on their respective historic preservation plans; to issue Certificates of Appropriateness for any exterior building or site modifications, new construction or demolition within local historic districts; and to educate the public about the community's historic resources and their preservation. In addition, the City Council has directed the Historic District Commission to review and advise on the historic appropriateness of rezoning petitions and other actions in National Register Districts.

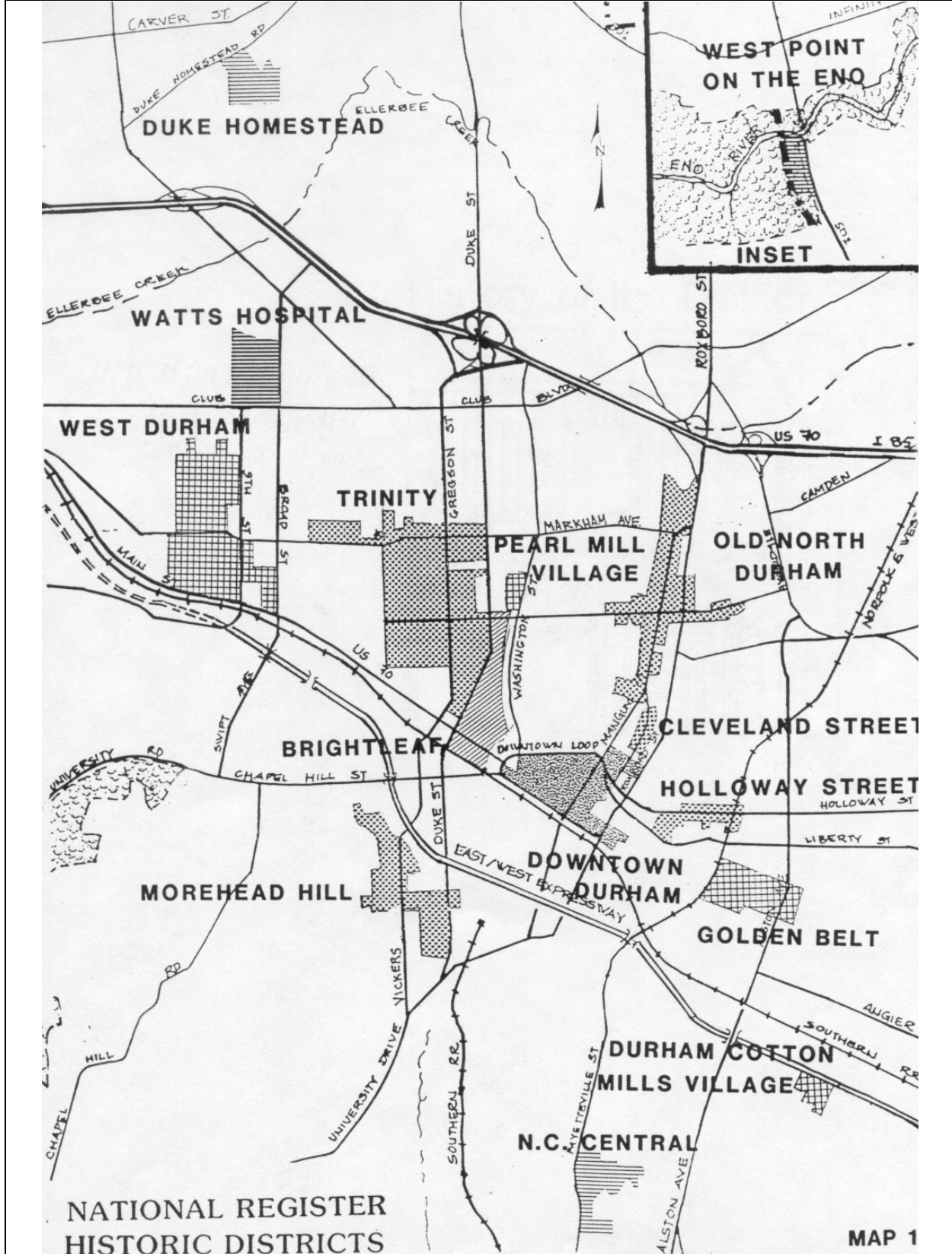
### **F. City Council, Planning and Zoning Commission, City Staff**

The City Council has established the Historic District Commission and will appoint new members as the present members' terms expire. The City Council applies the historic district overlay zone and adopts an historic preservation plan to designate a local historic district. Prior to Council's action on designation, the Planning and Zoning Commission reviews the district designation and makes a recommendation to Council regarding the designation and preservation plan for the proposed district.

The City administration, primarily the staff of the Planning and Community Development Department, is responsible for providing staff assistance to the Historic District Commission. The City staff produces the preservation plans for proposed historic

districts, processes applications for Certificates of Appropriateness, and provides the Commission and the public with technical assistance.

Map 1, National Register Districts Boundaries



## II. History of the District

### *Downtown Durham Historic District Preservation Plan*





## **II. History of the District**

This section of the Downtown Durham Historic District Preservation Plan describes the history of the District's buildings and of the urban landscape.

### **A. History of District Buildings**

The history of downtown Durham presents one of the most compelling reasons for the preservation of the historic district. The architecture of downtown is representative of the diverse players who molded the City into a center for industry, commerce, education and culture. The focus of the Preservation Plan is on buildings constructed in the twentieth century, since only one nineteenth century commercial structure remains standing today. However, the personalities, events and architecture of the City's earliest years have had a major impact on modern Downtown Durham.

#### **1. Early History**

From the 1840's when Dr. Bartlett Durham built his estate in what is now Durham's Central Business District until the early years of the twentieth century, Durham experienced rapid growth. The completion of the North Carolina Railroad Company line in 1854 provided the means for Durham's agriculture and manufacturing products to reach both ends of the state. Steady growth for the area accompanied the railroad; by 1860 an academy, a hotel, stores, trade shops, saloons, and a tobacco factory were scattered in and around present-day downtown Durham.

The Civil War curtailed any new growth temporarily, but the town of Durham was already established and provided the foundation for future growth. Even though Durham saw no military action during the Civil War, the end of that war can be credited for the remarkable growth that followed. The surrender at Bennett's Farm (west of Durham) of the North Carolina troops brought numerous Union and Confederate soldiers to the hamlet. J. P. Green's tobacco factory, previously built and owned by R. F. Morris and located on land purchased from Dr. Durham, provided a necessary diversion for the troops waiting for the terms of surrender to be negotiated. The soldiers returning home spread the word about the quality tobacco they found in Durham. Soon, tobacco orders came to J. P. Green from all over the reunited nation, and the growth of his company set the stage for Durham's development as a major manufacturing town.

By 1870, Durham was incorporated for a second time (the first incorporation in the 1850's was declared null and void after the war). New factories, commercial enterprises and public institutions began to supply the demands of the stream of new Durham residents. The population of Durham sprang from 200 in 1869 to



2,000 in 1880, and doubled to 4,000 by 1890. During these early years, a number of prominent figures were responsible for the rapid growth of downtown.

The Washington Duke family moved their tobacco operations to downtown Durham in the 1870's. By 1880, W. Duke, Sons, and Company had two factories, and a partnership was formed with George W. Watts and Richard Wright. Other key individuals who helped to shape the city at this time included W. T. Blackwell; Julian S. Carr, who gave "Bull Durham" tobacco international exposure; and Eugene Morehead, the son of North Carolina's governor. Morehead founded Durham's first bank, later to become the Citizens' National Bank.

While these people concentrated on expanding Durham's industrial and financial impact, others contributed to the City's cultural and social development. Mrs. Eugene Morehead was a principal organizer of Durham's Public Library. She was also instrumental in the establishment of the Up-to-Date Club, which was a civic and cultural organization that served as a foundation for many of Durham's modern civic clubs. These early influential residents along with others provided early Durham with a unique blend of industry, commerce and culture.

## **2. Years 1870 to 1900**

In the last decades of the nineteenth century, the downtown commercial district consisted of many two and three story frame structures. A series of minor fires and a major one in 1894 resulted in a requirement that new commercial structures be built of brick. The only surviving downtown commercial building from this period is located at 111 W. Main Street. Originally twice its present size, this brick, two story structure served as a dry goods store. Today, the building has been renovated as offices.

The commercial district was nearly surrounded by tobacco factories, warehouses and other industrial enterprises. Yet, residential areas were also an integral part of Downtown Durham. The grand homes of tobacco tycoons Washington Duke, Julian S. Carr and George W. Watts were conveniently located adjacent to downtown. Other business leaders and prominent merchants built elaborate homes in these areas as well. Other more moderate residences sprang up in the peripheral areas of downtown. Several churches were located to the east of downtown. None of the original residences and churches located in the Downtown Historic District remain today.

One of the major structures from this period was a landmark for early Durham. The Hotel Carolina was originally built in the 1880's as the Hotel Clairborne by Julian S. Carr. The site of this intriguing structure was at the northeast corner of Peabody and Corcoran Streets, the original site of Dr. Bartlett Durham's estate, "Pandora's Box". By 1991, Carr expanded the hotel for the ever increasing visitors and the hotel was renamed the Hotel Carolina to reflect the owner's name. The elaborate Queen Anne style frame building featured 73 rooms, highly decorated towers, and large wraparound porches. The Queen Anne style was nationally popular at the time, and the Hotel Carolina began the Downtown tradition of reflecting current trends of architecture.

Two other major buildings were constructed in downtown during the last two decades of the century. Richard H. Wright constructed a large three-story structure at W. Main and Corcoran Streets, known as the Wright Block, in 1887. This Second Empire building featured a mansard roof with pedimented dormers. The building was the home of Fidelity Savings and Trust Company. The Wright Block was considered the most stylish building in Durham. In 1892 the First National Bank founded by Julian S. Carr moved into its new building at the opposite corner from the Wright Block. This two and one half story structure was an elaborate brick rendition of the Queen Anne style, and competed with Wright's structure for dominance of the intersection. It featured a dramatic brick curved tower at its entrance. These early structures no longer stand, yet they reflected the personalities of the civic leaders and influenced the design of buildings which followed.

### **3. Years 1900 to 1920**

The twentieth century fabric of downtown Durham is the reason for the listing of the Downtown Historic District on the National Register of Historic Places in 1977. The City's economic growth after the turn of the century continued, the American Tobacco Company was founded, and textile mills began to contribute to the vitality of the economy. It was also during this period that Durham was known as the "City of the New South" due to its robust economy, diverse population, support of the arts and its major construction projects.

The years between 1900 and 1910 saw the construction of public buildings which competed with established structures for attention. The City High School (1904) on Morris Street was a large Neoclassic, red brick structure with a prominent dome and was a dramatic indication of Downtown's prosperity. This building, later altered, became Durham City Hall and now serves as the headquarters for the Durham Arts Council. A second institutional building from this period was the three-story Academy of Music at Corcoran and Chapel Hill Streets. This building housed city government offices, markets and a 1500 seat Opera House. Adjacent to the Academy of Music was the U.S. Post Office of 1904. The elegant arched doors and windows and a heavy dentil cornice of the building influenced other stylish structures that followed.

The prosperity experienced in Durham continued to be expressed in dynamic structures which reflected the importance of the magnates who built them. One of Durham's most stylish buildings was also its first skyscraper. Built in 1905, the six-story Trust Building was considered the tallest building in the state. Originally constructed for banker John Sprunt Hill, the building was designed by Durham architect C. Linthicum and constructed by Norman Underwood. Hill was vice president of Home Savings Bank and his father-in-law, George W. Watts, was president. The Trust Building is an elegant rendition of the Renaissance Revival style with many classical features and a distinctive, rounded southeast corner.

Hill was also responsible for the Temple Building (1909) which is located immediately west of the Trust Building. This three-story Spanish Colonial structure was built from leftover materials from the Watts Hospital. It is believed

that the Temple Building was designed by Bertrand E. Taylor of Boston who was commissioned by George W. Watts to build the hospital.

One of the more intriguing aspects of this prosperous period of downtown's commercial district was the prominence of black owned land and businesses. The North Carolina Mutual Life Insurance Company was founded by John Merrick, Dr. Aaron Moore and Charles C. Spaulding in 1898. By 1906, they were persuaded by white businessmen to construct their new office building on Parrish Street instead of in Hayti, the established black commercial area southeast of downtown. The new building was completed in 1906 and housed not only the insurance company, but also lawyers' offices, Dr. Moore's office and lodge halls. The fact that a southern city could have prominent black and white businesses coexisting in one commercial area helped Durham earn its "City of the New South" title.

The prosperous insurance company bought other Parrish Street lots and by 1910 a black commercial district flourished with clothing stores, a barber shop, a tailoring shop, a drug store, the "Negro Newspaper" offices and the Mechanics and Farmers Bank, which was founded by the North Carolina Mutual Life Insurance Company. The black owned businesses continued to flourish as an integral part of Downtown Durham.

The local prosperity during the early decades of the twentieth century was an indication to the successful magnates that Durham would someday be a large metropolitan city. With this in mind, these business leaders were able to entice major architects of the era to design their new buildings. The architectural firm of Milburn and Heister Company of Washington, D.C. was the most prolific designer of structures in the Downtown District. Their masterpiece was the 1904 Union Station which was located at the intersection of Roxboro Street and the railroad tracks. Union Station was designed in the Italian Renaissance Revival style complete with a 65 foot "campanili" tower. This elaborate landmark building was destroyed in 1967 for the downtown traffic loop road construction. The firm also designed a new fire house in 1904 several blocks to the north on the original firehouse site. This structure, known as the Tempest Building, was designed in a complementary, Italianate style and also featured a four story "campanili". The Tempest Building was renovated for office use in the 1970's.

In 1914 Julian S. Carr chose the Milburn and Heister Company to design a replacement for his Queen Anne style First National Bank. The new structure, completed in 1915 on the original site, exhibited up-to-date elegance with its Neoclassic Revival style. As further evidence of Carr's success, the building was now the tallest (two stories taller than the nearby Trust Building) and clearly outshone all other commercial buildings in downtown Durham. The building (now renovated as the N.C.N.B. Building) featured rich details, including a dentil cornice at the top of the second story, a "frieze" of wreaths and medallions on the eighth floor and balconies on upper levels. An elaborate metal canopy shelters the Main Street entrance to the building.

Durham County also chose the firm to design a new courthouse. This monumental structure was erected in 1916. The limestone exterior, the

prominent pilasters topped by Corinthian capitals, and the heavy dentil cornice set the standard for other public buildings throughout the state.

The rivalry between builders also extended at this time to the churches in the area. Ralph Adam Cram of Boston, architect of Princeton University, was one of the major ecclesiastical architects of the early decades of the twentieth century. St. Philip's Episcopal Church chose Cram to design its new building. The new church was built in 1907 on E. Main Street. The ashlar exterior and medieval details created a pleasant rendition of the Rural English Gothic style. This structure set the style of most other churches built in downtown Durham.

In 1916 the Milburn and Heister Company designed the dynamic First Presbyterian Church also on E. Main Street. Its Gothic Revival style was far removed from the firm's Italianate and Neoclassic styles used on their other Downtown structures. The impressive impact of this structure was achieved by using brick and a high contrast stone. The stone projections, recessed porch and windows, and elaborate, stone-outlined arches create a play in light which demands attention.

#### **4. Years 1920-1940**

In the mid-1920's, Durham boomed. Employment opportunities rose over 200% in fifteen years. The primary reasons for this growth were the national economic boom and access to domestic and foreign markets. Durham's tobacco and textiles were among the world's most valued products.

All aspects of downtown Durham prospered during these years and institutional structures took on a renewed importance. Andrew Carnegie contributed the majority of funds for the new Durham Public Library built in 1920. Edward L. Tilton of New York, a renowned library architect, created a simple brick and wood Colonial Revival style structure on E. Main Street across from the Durham County Courthouse and adjacent to the First Presbyterian Church.

When the Academy of Music was destroyed and when the City High School moved to its new Duke Street location, Milburn and Heister were hired to renovate the Morris Street building to become the new City Hall. Completed in 1925, the remodeled structure was re-sheathed in a Neoclassic design and the dome was removed.

In 1926, the firm also built the grand Durham Auditorium attached to the rear of City Hall. The 1400 seat auditorium building was a whimsical rendition of the popular Beaux Arts style which blended with City Hall to make a unique complex of government and the arts, in keeping with the early Academy of Music building's functions. The theater productions included performances by Lillian Gish, Katharine Hepburn and Tallulah Bankhead. In the 1930's movies were added and the structure was renamed the Carolina Theater, as it is known today.

It was during the 1920's that Durham saw the construction of two exemplary new churches. Ralph Adam Cram was commissioned to design a replacement for the Trinity Methodist Episcopal Church of 1880 which, with its landmark 120 foot

spire, was destroyed in a 1923 fire. The new church was a full-blown example of Cram's Gothic Revival style and is of a much grander scale than the earlier St. Philip's Church. The structure features buttresses, blind arches and a castellated tower. In 1985 a dramatic steeple, designed by local architect, Felix Markham, IV, was added to complete the sixty year old structure. The church now stands as one of the major landmarks on the downtown skyline.

Equally impressive is the last downtown church constructed in this period. The First Baptist Church on Cleveland Street was constructed in 1927. Reuben Harrison Hunt, a Chattanooga architect, designed the monumental Neoclassic structure. The well proportioned Ionic columns, the huge entablature and the unadorned pediment of the portico are features of one of the most classical facades in downtown Durham. The vista of this church as viewed by looking west from Chapel Hill Street at Mangum, is among the most interesting in the District. The four downtown churches create their own character and rival other major structures with their architecture.

These two decades also produced the most prominent commercial buildings in modern Durham. In 1925, John Sprunt Hill commissioned the local firm of Atwood and Nash (later Atwood and Weeks) to design what is known today as the Old Hill Building. Built speculatively, Tilley's Department Store became a long time tenant. This elegant four story structure introduced the Georgian Revival style to Durham. Brass framed windows are encased in decorative arches with cartouches containing the Hill monogram. This same firm designed Baldwin's Department Store in a Neoclassic style.

The Alexander Motor Company building of 1923 was designed for the Ford Motor Company by Milburn and Heister. The glazed terra-cotta tile covering the main facade and the water leaf moldings add a dramatic new style to E. Main Street. The more modest commercial buildings of the period are represented by the structure at 341 to 345 1/2 W. Main Street. The simple tapestry brick facades follow the curved lines of the intersection at Muirhead Plaza. The "modernized" exteriors still retain their original simple ornamentation.

The economic growth of Downtown continued during the Great Depression, which had only moderate effect on the local economy. In keeping with the Downtown tradition of reflecting current architectural trends, the Kress Company built a new structure in 1929-30. The Company's architect, Edward F. Sibbert, specialized in Art Deco buildings, which became a trademark of the company. The Kress Building at 101 W. Main Street is Sibbert's largest and most ornamented structure in the state. Two pilasters topped by floral motif terra cotta tiles dominate the front and surround a central bay with the company's name emblazoned in exaggerated scale at the top. Highly styled tile mosaics are found between the second floor windows. This structure was renovated in the 1970's for offices.

The Kress Building introduced the Art Deco style to Downtown, but the Snow Building of 1933 became its rival for attention. The design for the Snow Building was begun by Joel Wertz and his partner in the Winston-Salem firm of Northrop and O'Brien. The building design was completed by George Watts Carr due to the firm's demise in 1929. The seven story structure appears Gothic

from a distance; yet up close the stylized decorations, strong vertical lines, foliate ornamentation and the elaborate scroll motif grills at the entrance characterize the structure as Art Deco.

The firm of Atwood and Weeks designed the new Chapel Hill Street Post Office the year after completion of the Snow Building. The Post Office was designed in a monumental Neoclassic Revival style, typical of government buildings after the Depression. Doric columns and pilasters dominate the exterior while a modillion cornice with a balustrade partially conceals the tile roof.

The end of major construction before World War II was highlighted by the largest construction project in Durham's history. John Sprunt Hill in the early thirties hired Shreve, Lamb and Harmon of New York to design Durham's tallest structure. The firm was then internationally known for designing the world's tallest building in 1931, the Empire State Building. Hill, who was always seeking the best built structures to house his institutions, made the new Hill Building the headquarters for his Home Savings and Trust Company which later became the Central Carolina Bank and Trust Company. Local architect George W. Carr assisted in the design of the structure, and George W. Moore Company constructed it. Completed in 1937, the seventeen story skyscraper casts a morning shadow on the Trust Building, Durham's first skyscraper. The modernistic style of the Hill Building is indicative of the Empire State Building with its strong vertical emphasis, stepped-back design and its dominance on the City's skyline. Perhaps it is fitting that this building of John Sprunt Hill has stood as the most visible landmark in downtown for half a century.

## **5. Post-War Years**

Downtown Durham experienced a slowdown in construction activity during World War II due to the nationwide war effort. Plans for new buildings were halted, and only those structures which were necessary were completed.

In 1941, the Durham Union Bus Station (now used as a plasma collection center) was built in the "streamline" Moderne Style which was the prevailing style for bus terminals nationwide. The overall appearance of the building suggests movement and of the airstream look of buses during the period. The building is one story tall yet displays a taller facade which stretches from the Main Street entrance to the loading area in the rear. This taller section incorporates glass block windows that are deeply recessed. Its cantilevered, metal trimmed canopies and the glass block and metal casement windows all are trademarks of the Moderne Style.

Following the war, the first large commercial building to be built in downtown since the previous decade was completed. The Sears & Roebuck building on E. Main Street was designed in the modern "shopping center" style. The building, now used as the offices of the Durham County Health Department, is a reflection of the new thinking in post war commercial architecture. The emphasis was on easy vehicular access and buildings that were large and void of most ornamentation. The mass marketing corporations prepared for the return of consumer demand by presenting their products and services in new packaging and buildings. No direct link to the past is evident in the design of the Sears

building due to the emphasis placed on convenience of the consumer and the automobile. The structure is an imposing building which identified itself as a Sears by its size, form, signage and large parking lot. The solid rectangular mass of the structure is somewhat softened by horizontal bands of brick and a wrap around, cantilevered canopy. The adaptive use of the structure as the Durham County Health Department over ten years ago was one of the earliest cases where a downtown structure was rehabilitated for a new use.

It was during the next two decades that the Sears Building served as a model for other new structures in downtown. The annex to the Herald-Sun building was completed during the last portion of the 1940's, and its austere appearance was typical of new construction. The simple style of the addition separates it from the historic original yet its color and texture attempt to tie it to the main facade.

The small one story structure at 427 W. Main Street was built in 1952 as a grocery store and today is divided into two adjoining retail spaces. Its simple, modern brick facade incorporates a cantilevered canopy and continues a post war tradition of the Moderne style. The Moderne Style was represented throughout downtown by the early 1960's and even older structures were "redesigned" to appear more modern. Many of the historic structures were altered by adding false facades of aluminum panels and screens to hide the original appearance and to look new. Fortunately in the decades that followed, historic structures were no longer thought of as obsolete, and the historic character was often considered an asset.

## **6. Years 1970 to Present**

By 1970, many new downtown structures either were variations of the international style or were copies of older more decorative buildings, primarily Neocolonial and "Williamsburg" styles. During the last decade, however, a new emphasis has been placed in creating individual design statements in downtown structures.

The Professional Building at 433 W. Main Street was built in 1973 as an office building. The three-story, brick structure is contemporary, yet it integrates elements from the International Style. Large, narrow windows run the full width of the facade and horizontal lines are the dominate theme of the structure. The yellow brick is applied to the facade in stretcher rowlocks which emphasizes the strong horizontal lines of the building. This building is unique with clean lines and horizontal and vertical elements, reads as a product of its own time.

Another unique structure from this period is the Home Savings & Loan Building, located adjacent to the Post Office on Chapel Hill Street. The building features a dramatic white elliptical tower and a "top-heavy" roof, which adds interest to an otherwise conventional building. The building was an attempt to make an individual statement in style, material and color. The structure also is typical of the contemporary architecture in the late 1960's and 1970's in that it abandons all historic styles and strives for a futuristic appearance.

By the latter part of the decade, major institutional structures were under construction. In 1976, construction began on the new City Hall. The

dramatically contemporary building, designed by the local firm of John D. Latimer and Associates, reflects the architecture of the 1970's which rejects symmetry and emphasizes interior function. However, this structure also features a bold exterior which creates four completely different elevations. Geometric shapes, sharp angles and curvilinear surfaces are found on the structure. The south facade's main element is a precast exposed aggregate wall that appears to be free standing, but actually is connected to the structure. City Hall's unique appearance is appropriate for the center of the City's government and further reflects the renewed vitality of downtown.

Following the new City Hall, the Durham County Judicial Building was constructed on E. Main Street. The "base-shaft-capital" organization of the structure alludes to the original County Courthouse. The stark white, concrete exterior and reflective glass windows are indicative of the then current trends in architecture.

The Public Service Gas Company at the intersection of Holloway, Roxboro and Cleveland Streets was designed by O'Brien Atkins Associates red brick building is very reminiscent of City Hall and is one of the few structures in Downtown that takes direct clues from an existing structure. The architect achieved a harmony between two buildings that are very different in size and function while retaining a unique structure for each client.

While new structures were springing up in downtown, older ones were frequently demolished. The urban renewal policies of the federal government in the 1960's and early 1970's sought "progress" and described many historic structures as "obsolete". Old deteriorating buildings were demolished and those that survived were "modernized" by hiding or removing historic fabric. The loss of Union Station and the Washington Duke Hotel during this period sensitized Durham citizens to historic preservation concerns. The demolition that made way for new construction emphasized that all of downtown's historic structures were in jeopardy.

Following a national trend, Durham formed a private preservation organization and took a new look at preserving its architectural heritage. In 1977 the Downtown Durham Historic District was listed on the National Register of Historic Places and building renovation soon began. The N.C.N.B. Building and the Kress Building renovations set examples for those that followed. Today, the renovation and addition to the Durham Arts Council building and the Carolina Theatre, presently undergoing renovation, are setting the stage for further preservation of Downtown's historic fabric. Moreover, these two structures are proof that historic buildings are important components to new development. When the Durham Civic Center/Hotel is completed in early 1989, the Arts Council and the Carolina Theatre will be physically part of the complex and also major players in the economic success of the development.

## **B. History of the Urban Landscape**

The physical geography of downtown Durham is reflected in its development history. The early community grew along the southeast-to-northwest oriented railroad line between Raleigh and Hillsborough. The tracks generally follow a natural ridge or divide



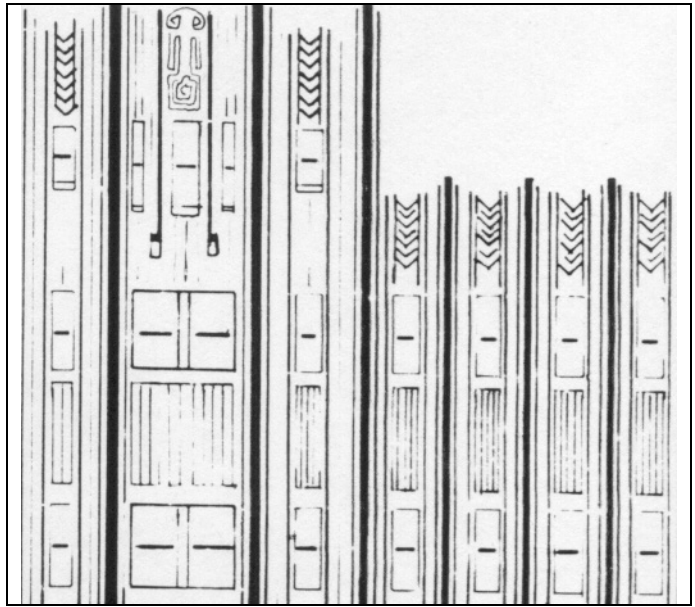
between two major drainage basins: the Cape Fear basin to the south and the Neuse basin to the east.

Main St. was laid out to run parallel to but north of the railroad line. Commercial activities first began on the north edge of Main St., with early industrial activity, primarily tobacco manufacturing and warehousing, developing to the west. Later, textile manufacturing activities located to the east of the central business district, in the area now referred to as Edgemont.

Early residential neighborhoods grew up outside of but very close to major commercial and industrial areas. At first, residences were almost exclusively located along the major radial streets, such as Roxboro Rd., Holloway St., Main St. and Fayetteville Rd. These radials tended to follow minor topographic ridge lines out of Durham's downtown. Later, these home sites were chosen by successful merchants and businessmen as the preferred locations for their grand Queen Anne and Colonial Revival houses, while the areas between the major radial streets became sites for workers' cottages. As commercial and industrial uses demanded more land, the central core of downtown expanded out along the radials.

### III. Analysis of the District

*Downtown Durham  
Historic District  
Preservation Plan*



### **III. Analysis of the District**

During the first half of 1986, the City of Durham completed a survey and inventory of the entire Downtown Durham Historic District. This work updates an earlier survey performed prior to nomination of the area for listing on the National Register of Historic Places. A study area was designated which encompassed the National Register boundaries and included the surrounding properties. An inventory data form was completed for each property, including historical, architectural, and landscape data, photographs and other pertinent information. The City hired the consultant team of Claudia R. Brown and Jane Sheffield to complete a data form for each property within the District study area.

The information which resulted from this survey and the previous inventory was used to analyze the attributes and needs of the historic area, and to establish the final boundaries of the Local Historic District. This section of the Preservation Plan addresses the existing conditions which make up the Downtown Durham Historic District. The section is divided into seven subsections: Boundaries of the District, Architectural and Historic Significance, Architectural Styles, Physical Condition, Open Space and Vistas, Landscape and Signage and Zoning.

#### **A. Boundaries of the District**

The Downtown Durham Historic District covers the area inside the Downtown Loop, plus areas outside of the Loop to the northeast and to the southeast. The boundaries of the District are shown on Figure 2: District Boundaries. Properties included in the District are listed in Appendix B: District Properties List.

The boundaries of the local district include three areas that are excluded from the National Register District. (See Figure 3: National and Local District Differences.) These areas are:

- The generally triangular block bounded by Morris St., W. Main St., and the Downtown Loop, encompassing the First Federal Bank Building;
- The area bounded generally by Parrish St., Roxboro Rd., the First Baptist Church, Cleveland St. and Church St., encompassing the Public Service Gas Company Building, the Commerce Building and surface parking lots;
- The area near E. Main St. and Dillard St., where the Durham County Health Dept. and the Plasma Collection Center/Old Bus Terminal) are located.

These areas were brought into the local district because of their potential visual impact on the downtown area, and because of a desire for clear, understandable district boundaries.

## **B. Architectural and Historic Significance**

### **1. Criteria**

The City's consultant team evaluated each structure in the study area in terms of architectural and historic significance. The following terms and definitions were used in the evaluation.

<b>Pivotal:</b>	Those properties which are unique or best examples of the qualities that make up the district.
<b>Contributing:</b>	Those properties which contribute to or support the qualities that make up the district.
<b>Noncontributing</b>	Those properties which do not contribute to the district.
<b>Intrusive:</b>	Those properties which have a negative impact on the integrity of the district.

The rating of each structure in the district for architectural and historic significance is included in the District Properties List in Appendix B.

### **2. Pivotal Structures**

The Downtown Durham Historic District contains 148 buildings on 231 parcels of land. The distribution of these structures across the range of significance rating is shown in Figure 4: Significance. Of these structures, 24, or 16 percent, were rated as "pivotal". The buildings constitute the most valuable historic and cultural resources of the downtown area. Figure 5: Pivotal Structures lists these individually, and Figure 6: Map of Pivotal and Intrusive Structures shows their location in the District.

Fortunately, most are in reasonably good physical condition. The one structure rated as deteriorated is the Durham County Courthouse, and renovations are under way that will bring the building back to excellent condition.

### **3. Other Structures**

Of the remaining 124 buildings, 78 (or 53 percent of the total) are rated as "contributing" to the District. Thirty buildings are rated as noncontributing, although, by virtue of their age, may become contributing in the future.

About 11 percent of the buildings in the District are rated as "intrusive", representing 16 buildings. Buildings may have been rated as intrusive because of insensitive rehabilitation that applied inappropriate materials to an older building facade. At least three of these 16 could be later rated as contributing if inappropriate treatments are removed in a subsequent rehabilitation effort.

**Figure 1, Significance**

Building Rating	Number of Buildings	Percent of Buildings
<b>Pivotal</b>	24	16
Excellent	11	
Sound	12	
Marginally Deteriorated	0	
Deteriorated	1	
Contributing	78	53
Non-Contributing	30	20
Intrusive	16	11
<b>Total</b>	148	100%

**Figure 2, Pivotal Properties**

No.	Street	Building/Use	Date	Condition
101	W. Main St.	Kress Building	1929-30	E
107-09	W. Main St.	Baldwin's Building	1927	S
111	W. Main St.	commercial	1893	S
117	W. Main St.	New Baldwins's	1895 c.	S
121-23	W. Main St.	First National Bank/NCNB	1913-15	E
309	W. Main St.	Old Hill Building	1925	S
331-35	W. Main St.	Snow Building	1933	S
212	W. Main St.	Trust Building	1905	S
102	E. Main St.	Citizen's Bank	1911-15	E
210	E. Main St.	Durham County Courthouse	1916	D
305	E. Main St.	First Presbyterian Church	191	E
311	E. Main St.	former Public Library	1921	E
401-03	E. Main St.	St. Phillips Episcopal Church	1907	S
215	Roney St.	Carolina Theater	1924	S
215	N. Church St.	Trinity United Methodist Church	1924	E

323-27	Chapel Hill St.	U.S. Post Office	1934	E
111	Corcoran St.	Hill Building/CCB	1935-37	E
218-20	Foster St.	Durham Armory	1935-37	E
115-19	Market St.	Durham Morning Herald	1922	S
116	W. Parrish St.	Mechanics and Farmers Bank	1921	E
114	Morris St.	Durham Arts Council	1907	E
414	Cleveland St.	First Baptist Church	1927	E
326-328	E. Main St.	Johnson Motor Company	1927	S
330	E. Main St.	Alexander Motor Company, DHA	1923-24	S
<b>Legend:</b> E = Excellent, S = Sound, MD = Marginally Deteriorated, D = Deteriorated				

## C. Architectural Styles

The buildings in Downtown Durham represent a broad range of styles, and it is this diversity of historic fabric that establishes the unique character of the District. The different tastes and trends in architecture over the last one hundred years are readily apparent throughout the Downtown area, recalling the time frame of each structure.

Neoclassic, Beaux Arts, Gothic Revival, Art Deco and Moderne are all styles associated with the late Nineteenth to the mid-Twentieth centuries. These styles and others are expressed in the architecture of downtown Durham. Figure 7: Major Architectural Styles lists these styles and several prominent examples of each. The preservation of downtown requires that a "product of it's time" philosophy be continued when new buildings and additions are erected in the district. That is, duplication of historic styles should be avoided.

### 1. Neoclassic Revival Style

The historic structures listed as "pivotal" are dynamic examples of these architectural trends. The classic styles in particular are prevalent in the buildings of downtown. The Durham County Courthouse, the U. S. Post Office, The Mechanics and Farmers Bank and the First Baptist Church are all excellent examples of the Neoclassic Revival style. This style was a national architectural movement due in part to the Columbian Exhibition of 1893 in Chicago. This "World's Fair" focused on classic Greek and Roman architecture and began a new trend in the creation of classically inspired public and private buildings.

The popularity of the Neoclassic style lasted well into the Twentieth Century and, even today, many new buildings take clues from this style. In Durham, the

smaller storefront buildings reflect the use of classical elements, particularly on those buildings dating from the early part of the century.

## **2. Other Revival Styles**

The Neoclassic movement also opened doors to revivals other than Greek and Roman. The old Durham Public Library on E. Main Street, a fine example of the Colonial (Georgian) Revival, and the Spanish Mission Style of the Temple Building are examples of other classic styles that received renewed emphasis during this period.

Perhaps the most intriguing style based on the classics is exemplified by the Trust Building and the Carolina Theater. These structures typify the more elaborate and decorative aspects of the classical style associated with the Beaux Arts movement. Beaux Arts styles were characterized by more flamboyant use of details and allowed the architect a freer hand than the rigid forms of classic architecture.

Other revival styles found in downtown include the Gothic Revival (First Presbyterian Church and Trinity United Methodist Church) and Italianate (Tempest Building-Old Fire Station).

## **3. Art Deco**

A dramatic change in tastes surfaced during the decades following World War I. The technology of construction changed rapidly during these years. The architects began to look at new materials and building techniques, and incorporated them into their designs. The style that derived from this period is named "Art Deco".

The Art Deco style was typified by stylized Egyptian, Aztec and Mayan motifs. The simple geometric shapes that were used by these early civilizations were easily adapted to the architecture of the machine age. Archeological research and discoveries generated increased public awareness of these cultures and their graphic and building traditions. Architects began to use these designs in their buildings. Durham has two of the state's best examples of Art Deco structures. The Kress Building is an example of the style and features polychromed terra cotta tiles which form panels of stylized Egyptian and Aztec motifs.

The second pivotal, Art Deco structure in downtown is the almost Gothic appearing Snow Building. The dramatic facade of this building is a series of ziggurats, chevrons, and other geometric shapes, all typical of the style. The overall facades of these Art Deco buildings are rich in detail and streamlined in appearance. This use of decorative details reflects the degree of classical elements found on nearby structures. The buildings are good examples of creating compatible architecture which stands alone yet blends with older buildings.

**4. Moderne**

The Art Deco movement was contemporaneous with another style called "Moderne". This style featured "streamlined" facades with minimal decorative elements. The Hill Building (CCB) is one of the finest examples of the Moderne style. The seventeen story structure was designed by the firm that created the Empire State Building (Shreve and Lamb). The Hill Building was the tallest building in North Carolina when constructed and even today, it dominates the downtown skyline.

**5. Vernacular Commercial Styles**

The downtown buildings listed as "contributing" to the historic district are in many ways reflections of the pivotal structures. These contributing structures represent over fifty percent of the buildings in the District. Most of these buildings are variations of Twentieth Century commercial styles; however, many incorporate elements associated with other styles. The Neoclassic elements of the commercial building at 106 W. Parrish St. including proportion, elliptical fanlight and corbelled segmented arch, are complementary to its neighbors. Certain buildings, such as the row found on the south side of Main St. at Muirhead Plaza, include a unifying style which makes the individual shops appear as part of a larger single structure.

The Moderne style of the commercial building at 106 E. Main St. is another example of a contributing structure using a style associated with other more prominent buildings in downtown. Several elements appear to be traditional in the contributing buildings in the District. These details include brick corbelling, prominent cornice above the storefront, pilasters and symmetrical facades.

The overall character of downtown Durham's architecture is one of a blending of complementary styles. The historic integrity remains intact for the most part, with nearly seventy percent of the structures listed as pivotal or contributing to the district. The care taken by the architects and builders of the historic downtown buildings is apparent in their ability to juxtapose different styles and types of buildings without compromising the historic integrity of the District. This perception of time, place and compatibility should be carefully observed by builders planning new construction.

**Figure 3, Major Architectural Styles**

**Architectural Styles and Examples**

1. Neoclassic  
Durham County Courthouse  
First Baptist Church  
Mechanics and Farmers Bank  
U.S. Post Office
2. Gothic Revival  
First Presbyterian Church  
Trinity United Methodist Church
3. Italianate  
Tempest Building/Old Fire Station



- |  |
|--|
| 4. Spanish Mission Style<br>Temple Building                              |
| 5. Beaux Arts<br>Carolina Theater<br>Trust Building                      |
| 6. Art Deco<br>Kress Building<br>Snow Building                           |
| 7. Moderne<br>Hill Building/CCB<br>Old Bus Station/Plasma Center         |
| 8. Vernacular Commercial<br>106 W. Parrish St.<br>339 to 353 W. Main St. |

## D. Building Condition

### 1. Criteria

The inventory of buildings in the District included an evaluation of their physical condition. The criteria used in this evaluation are as follows:

<b>Excellent:</b>	Those properties which exhibit outstanding visual and structural condition.
<b>Sound:</b>	Those properties which exhibit good visual and structural condition, but may need minor cosmetic repairs or maintenance
<b>Marginally Deteriorated:</b>	Those properties which exhibit fair or poor visual and structural condition, but may need moderate repairs and maintenance.
<b>Deteriorated:</b>	Those properties which exhibit very poor condition and need extensive repairs to upgrade their condition.

The evaluations of individual structures were based upon cursory exterior observations, and not upon detailed interior inspection. Consequently, the results should be used only as a general assessment of the relative conditions in the District.

### 2. Condition of Structures

The overall condition of structures in the District is good. The distribution of the ratings across the criteria categories is shown in Figure 4: Building Conditions. Of the 148 structures, 136 structures, or 92 percent of the total, were rated as excellent or sound. Only eight buildings were rated as marginally deteriorated, and four were rated as deteriorated. One building in the latter category, the Durham County Courthouse, is being rehabilitated for use as governmental offices, as mentioned above. Map 4: Building Conditions shows the locations of these twelve buildings in the District.

<b>Figure 4, Building Conditions</b>		
<b>Building Rating</b>	<b>Number of Buildings</b>	<b>Percent of Buildings</b>
Excellent	38	25
Sound	99	67
Marginally Deteriorated	8	5
Deteriorated	4	3
<b>Total</b>	<b>148</b>	<b>100%</b>
Note: Does not include parking decks or garages.		

## **E. Building Configuration and Context**

Much of the character of downtown Durham relates to the configuration and context of its buildings. The "feel" of the downtown landscape is influenced by the buildings' proportion on the lot, height, orientation and setback. In general, three basic configurations of buildings or groups of buildings exist in the downtown. These include two-to-four story storefronts in continuous blockfaces, high-rises in continuous blockfaces and freestanding structures. The first two of these have in common the most distinguishing character of any downtown: the continuous blockface. Map 5 shows the location of continuous blockfaces and freestanding buildings in the District.

### **1. Storefront Buildings**

Early Twentieth Century construction in the downtown, aside from a few grand structures, was mostly small storefront commercial buildings. Buildings were constructed of dark red brick and decorated with wood trim, stone door and window lintels and brick corbelling. They were placed immediately behind the sidewalk with no setback. Storefront buildings were usually attached to adjacent buildings or separated by only a few feet. These buildings have pedestrian access directly onto the street. These types of buildings clearly define the face of the block. One of Durham's best examples is the blockface on the south side of Main St. between Market St. and the Loop.

### **2. High-Rise Buildings**

Although much taller, high-rise buildings also sharply define the blockface. In Durham, the high-rise buildings are generally faced in granite, stucco or other light grey or buff materials. They are also placed at the back of the sidewalk with no setback. They have direct pedestrian access from the building to the street. Examples of high-rise buildings in continuous blockface include the Hill Building (CCB) and the First National Bank Building (NCNB).

### **3. Freestanding Buildings**

Freestanding buildings in the downtown are generally used for institutional purposes. They may include churches, government offices and public utility offices. Generally, freestanding buildings are large structures, have much greater setback, include more extensive landscaping, and offer more pedestrian

amenities. Examples of this freestanding building configuration include the Trinity United Methodist Church, the First Federal Bank Building and the new City Hall.

#### **4. Context**

The building stock in the downtown is extremely diverse in size, shape and architectural style. There is not represented a single unifying character as one might find in an intact Victorian residential neighborhood, for example. Consequently, when assessing the compatibility of a proposed new building with the existing character, the context is important.

New construction in the context of a blockface with clearly established design elements (height, setback, cornice lines, etc.) must be reviewed with a different set of standards for compatibility than new construction on a freestanding-type site. The impact of the new construction on neighbors is more severe in the first case than in the second. Design review guidelines for new construction need to reflect the context of a particular structure in the District.

### **F. Parks, Open Spaces and Landscape Features**

Parks, open spaces and landscaped areas have played an important role in unifying the diverse array of buildings in the downtown. The original form of Durham was not established in a master plan for the town, so formal park areas were not reserved in the early development of downtown. However, several parks, open spaces and landscaped features have subsequently been constructed to offer relief from hard urban surfaces. These are indicated in Map 6.

#### **1. Parks and Open Spaces**

The naturalistic park at the intersection of Mangum and Main Streets has become the most significant downtown park. Mature specimen trees, annual and perennial flower beds, lawn areas and benches all contribute to a park appearance and function. The park serves pedestrians well and helps to visually tie the Kress Building to the other contrasting structures at the intersection.

The triangular park at the intersection of Main and Chapel Hill Streets is a more architecturally designed downtown open space. This plaza features paving blocks, steps, brick walled planters and mature vegetation. An adjacent building and its ivy covered wall were destroyed by fire in 1986; a surface parking lot now occupies the site. This park helps to screen the parking lot, softens the odd angles of streets and buildings, and opens up vistas to important nearby buildings, predominantly the Snow Building.

Several other areas in the downtown are small, casual pedestrian-oriented open spaces. The most important are as follows:

- Muirhead Plaza, or Old Five Points, at the intersection of Main, Chapel Hill and Morris Streets provides fountains and landscaping to soften the complicated five points intersection.

- Orange St. Mall offers restricted vehicular traffic and flowering trees and shrubs to soften the edge between buildings and downtown parking.
- Rotary Park, at Mangum and Chapel Hill Streets is a fitting and colorful entrance to the downtown from the north, with its circular stone wall, fountains and flowering plant materials.
- Holland St. Mall and Market St. provide mature trees, flowering shrubs and paving stones to enhance the pedestrian connection between main downtown streets and parking lots near the loop.

Today, renewed emphasis is being placed on open spaces around new developments. The Durham Civic Center and Hotel will, when completed, include Durham's largest downtown plaza. The plaza will serve multiple functions, from quiet lunches to evening fine arts performances. Landscaping and fountains will frame a common vista between the Carolina Theater and the Durham Armory. The project also includes landscape plantings along Chapel Hill, Foster Streets and Morgan Streets.

## **2. Landscaping**

Historically, downtown buildings have included landscaping and, over the years, many of these plantings have matured to become important visual features of the District. See Map 6. The grove of Willow Oak trees on the north and east sides of Trinity United Methodist Church are among the most dramatic landscape features in the downtown. These healthy trees, planted over fifty years ago, are fully mature.

Other structures offer major trees as features of their site design. The First Baptist Church, the Fuller Building (City and County Schools Administration), the First Presbyterian Church, and the Durham County Courthouse are buildings graced with mature trees.

These and many other buildings have more modest but pleasing landscape plantings on the site. These include Duke Power, First Federal Savings and Loan, City Hall and First Baptist Church.

The City has also contributed by planting trees in street rights-of-way. Mature vegetation exists in sidewalk planters on Main and Chapel Hill Streets. Large traffic islands to the east of City Hall are planted with street and specimen trees. Several downtown alleys and streets, closed to vehicular traffic, offer landscaped beds and shrubbery.

## **G. Vistas**

Vistas of buildings in downtown Durham are an important aspect of its historic character. The view of buildings from within the downtown and from points surrounding the downtown define an identity for the City. The City skyline has been dominated by the Hill Building (CCB) for many years. Today, the new steeple of the Trinity United Methodist Church and the first tower of the Durham Centre add to the skyline. Preserving Durham's historic character involves considering how new construction affects its existing vistas.

Several downtown vistas have been identified and are considered to be of special importance. These are primarily views of buildings in the District from points within the District. They include:

- The First Baptist Church as viewed from Chapel Hill St.;
- The United States Post Office as viewed from the Orange St. Mall;
- The Carolina Theater (Durham Auditorium) as viewed from Morgan St.;
- The Trinity United Methodist Church as viewed from Holloway St.
- The Trinity United Methodist Church as viewed from Church St.
- The Kress Building as viewed from Mangum St.

These vistas are also indicated on Map 6.

Other vistas of prominent buildings outside of the District may, in certain cases, be affected by development in the District. Examples of these include the American Tobacco Company complex to the south of the District, the Imperial Building to the north of the Durham Arts Council Building (Old City Hall), and the Liggett and Meyers Tobacco Company complex to the west along Main St.

## **H. Signage**

The signs in downtown Durham represent a broad range of types and styles. Historic signs are still evident on many of the structures. A popular element in Neoclassic Revival buildings was to engrave the name of the company or institution on the uppermost horizontal feature of the facade. The U.S. Post Office and the Durham County Courthouse are two examples of this practice.

Another common sign was the corporate logo or name used as an architectural detail on the facade. Alexander Motor Company includes the engraved name of the company at the top. It also incorporates the Ford Motor Company logo in terra cotta as a main feature. The Kress Building included its logo which used stylized letters to spell the company's name as a main element of the building. This sign was recently removed and replaced by the name of the major building occupant, BB&T.

Other signs in the downtown are as diverse as the architecture. Simple signs in the downtown include awning signs and painted window signs. Although most are recent, neon signs are found on several buildings hanging in storefront windows. Hanging signs are the most common in the District. In some cases, signs are so prominent that they become landmarks in their own right. The CCB sign atop the Hill Building has become the most recognizable element in downtown's skyline.

In general, signs in the District are compatible with the building on which they are placed, even though they are rarely of a style that is harmonious with the surrounding historic architecture.

## **I. Zoning**

The historic district overlay zone is applied to the downtown area with the adoption of this Plan and the designation by the City Council. Overlay zones such as this establish

regulations that apply in addition to the underlying zone requirements. The present zoning includes C-3, C-2, O-I, RA 7-16 and the Downtown Transition Area overlay zone.

**1. C-3, Downtown Commercial**

Most of the area in the Downtown Durham Historic District is zoned C-3, Downtown Commercial. See Map 7: Zoning. This zoning classification permits wholesale and retail activity, services, restaurants and offices. Also permitted are multifamily residential uses up to approximately 26 two bedroom units per acre or 34 two bedroom units per acre in buildings of four stories or more. No building height limits, minimum lot size, minimum lot width, minimum setbacks or parking requirements apply in the C-3 zone. No building permit for new construction may be issued prior to City Council approval of a site plan.

**2. C-2, General Commercial**

Other zoning classifications apply to small areas in the district. The portion of the district east of Roxboro St. is zoned C-2, General Commercial. Permitted uses in C-2 zones include intensive commercial uses, auto sales, entertainment establishments, trades and multifamily residential uses up to approximately 26 two bedroom units per acre. No building height limits, minimum lot area or minimum lot widths apply in C-2 zones. A minimum front setback of 25 feet is required and parking for patrons must be provided.

**3. O-I, Office-Institutional**

The portion of the district between Cleveland St. and Roxboro St. is zoned O-I, Office-Institutional. Permitted uses include offices, banks, hotels and motels and commercial parking lots. Multifamily residential uses are also permitted up to approximately 8 two bedroom units per acre. Maximum height of buildings is 50 feet, the minimum lot width is 60 feet, and setback restrictions apply.

**4. RA 7-16, Apartment Residential**

Most of the portion of the district between Cleveland St. and Mangum St. is zoned RA 7-16, Apartment Residential. Permitted uses are primarily residential, including single-family, duplex and multifamily. The maximum permitted residential density is approximately 26 two bedroom units per acre.

**5. Downtown Transition Area**

Portions of the Downtown Durham Historic District are within the Downtown Transition Area (DTA) overlay zone. These include the area in the district southeast of Roxboro St. between Peabody St. and Liberty St., and the area in the district northeast of the Loop between Mangum St. and Roxboro St. No building permit for development, land disturbing activity, site improvements or new construction in the DTA may be issued prior to City Council approval of a site plan.

Building heights in the DTA may exceed the maximum height established for the underlying zone provided that a use permit is granted by the Board of

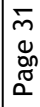
Adjustment. There are no height limits in the C-3 zones. Prior to granting the use permit, the Board must find that the proposed plan provides sufficient light, air and open space for an urban environment; adequately protects surrounding properties from adverse effects, and provides for safe traffic and pedestrian movement.

## J. Summary

This analysis section describes the physical characteristic of the Downtown Durham Historic District. The intent is to provide a description that will set the context for the preservation strategy and design review guidelines in later sections. In summary, the characteristics of the downtown may be described as follows:

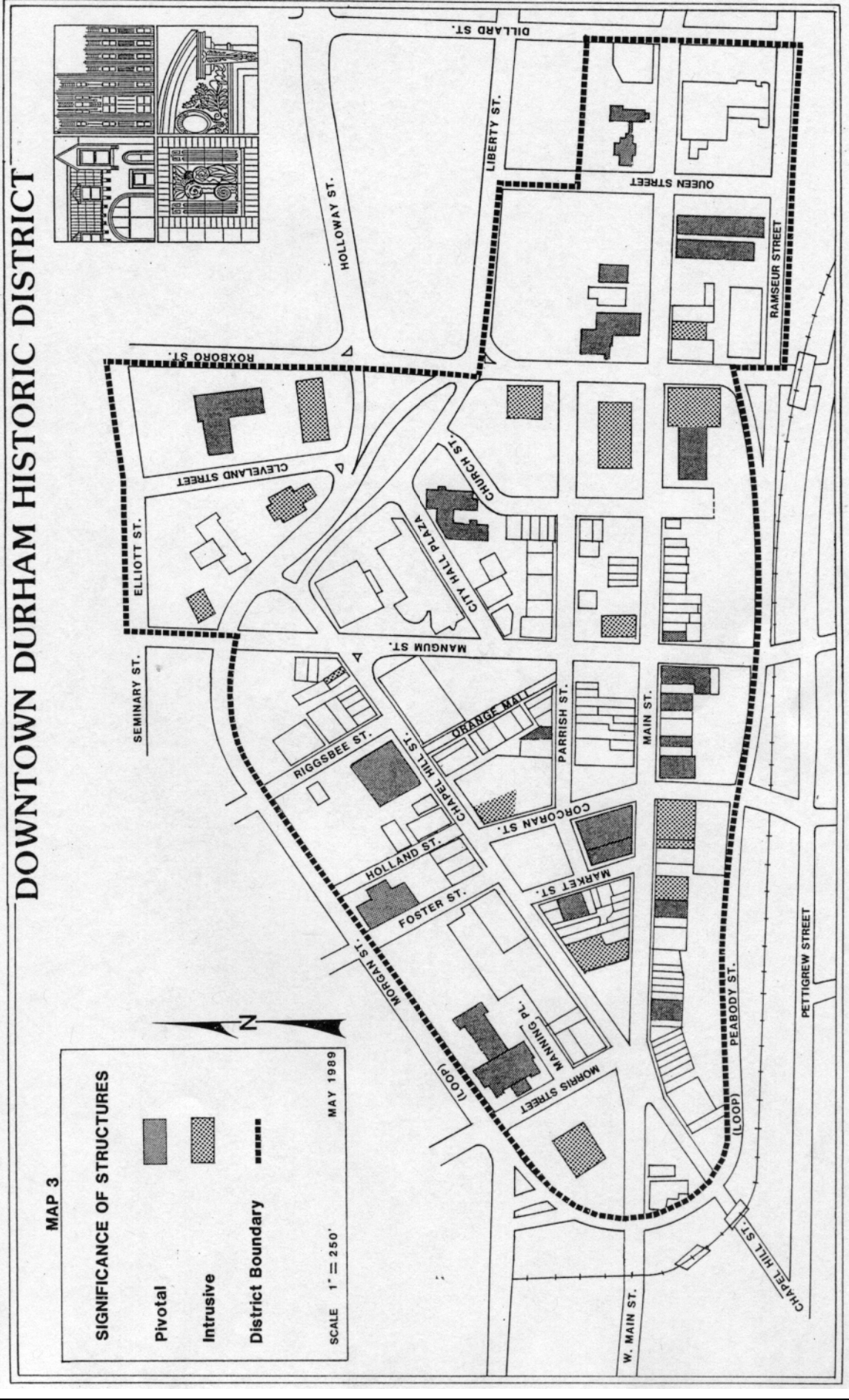
1. The downtown has interesting and diverse architectural styles that fit together well.
2. Structures rated as "pivotal" or "contributing" in architectural or historic significance represent nearly 70 percent of the total structures in the District. Most of these are in excellent or sound condition.
3. Overall, buildings rated as being in "sound" or "excellent" condition constitute 92 percent of the total buildings.
4. The primary exterior material of buildings in the District is brick, with the dominant colors being dark red, gold and blond.
5. Most of the early Twentieth Century brick commercial buildings are decorated with corbelled brick, stone window and door lintels, strong cornice lines and storefront windows.
6. Wood is used throughout the District as a material for trim, window framing, and architectural details, but rarely for siding.
7. The downtown represents a mix if three general building configurations: continuous blockface two-to-four story commercial storefronts, high-rise buildings with no setback, and low-rise office buildings with greater setback, landscaping and pedestrian amenities.
8. Small parks, open spaces and landscaped areas are scattered in the District. The new Durham Civic Center and Hotel project includes what will be the downtown's largest open space.
9. Several important vistas offer views of prominent downtown buildings.
10. Inappropriate signage or extensive sign clutter do not appear to be significant problems in the District.
11. The present zoning over most of the District permits intensive development and tall buildings.





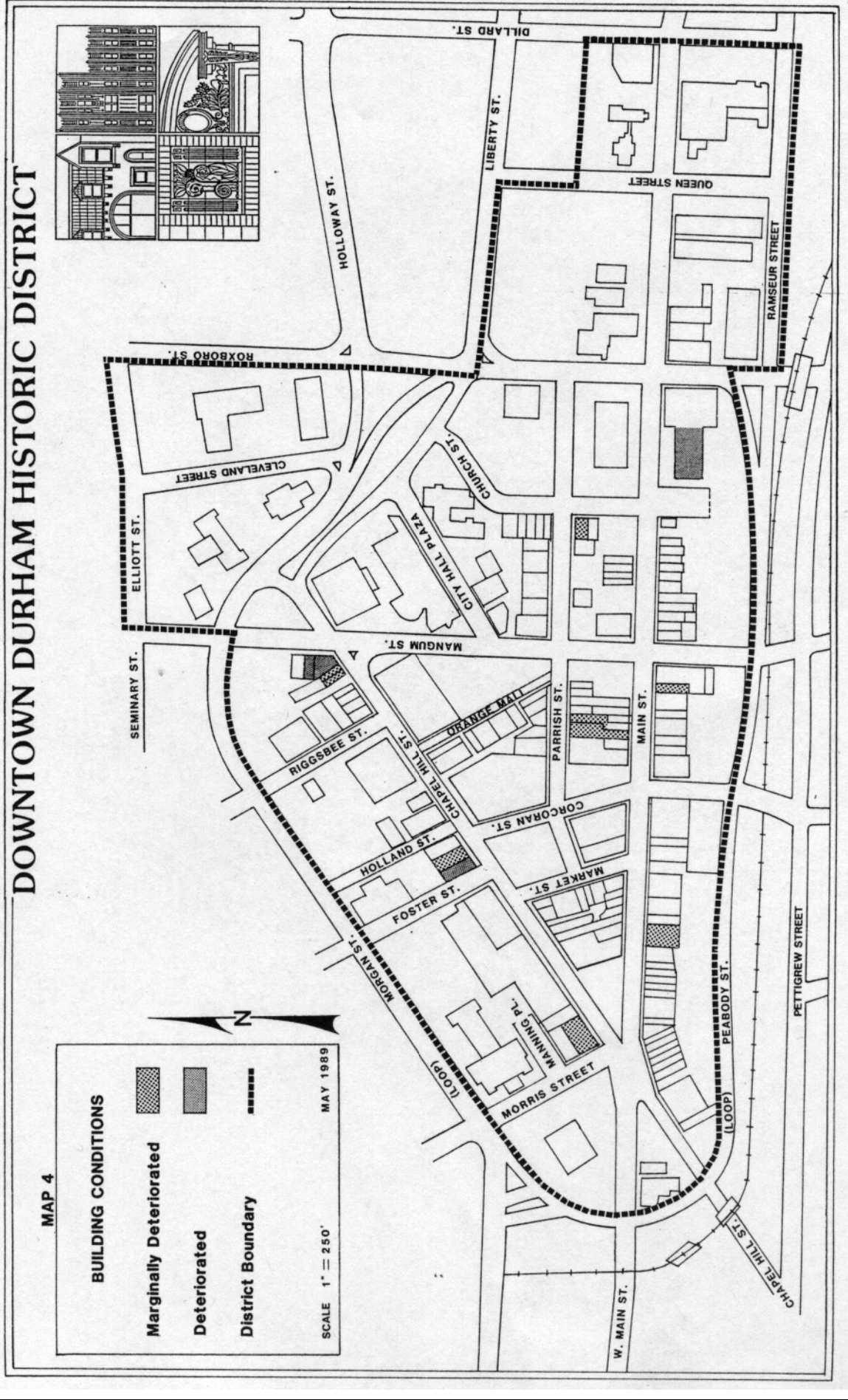


Map 3, Significance of Structures



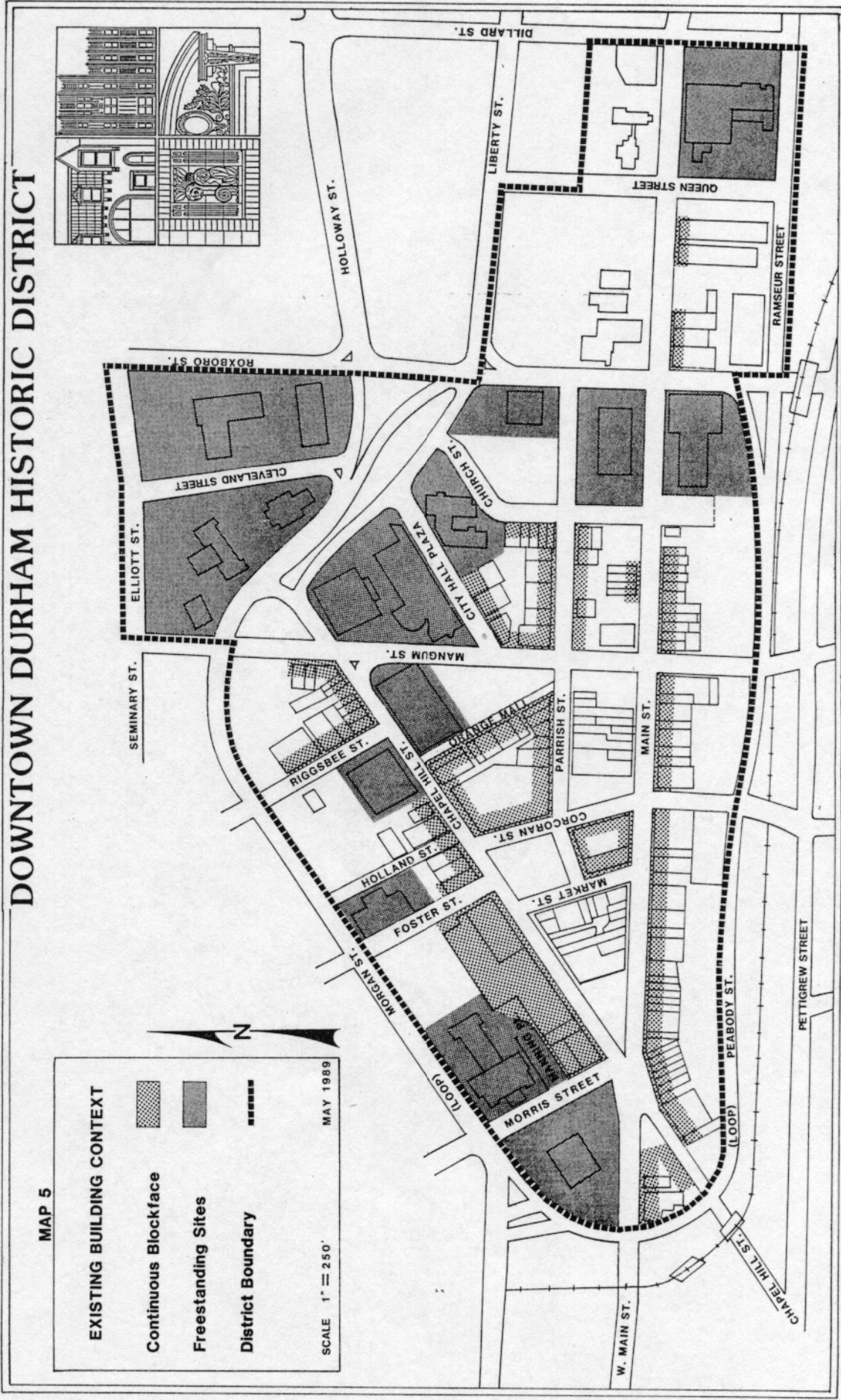


Map 4, Building Conditions



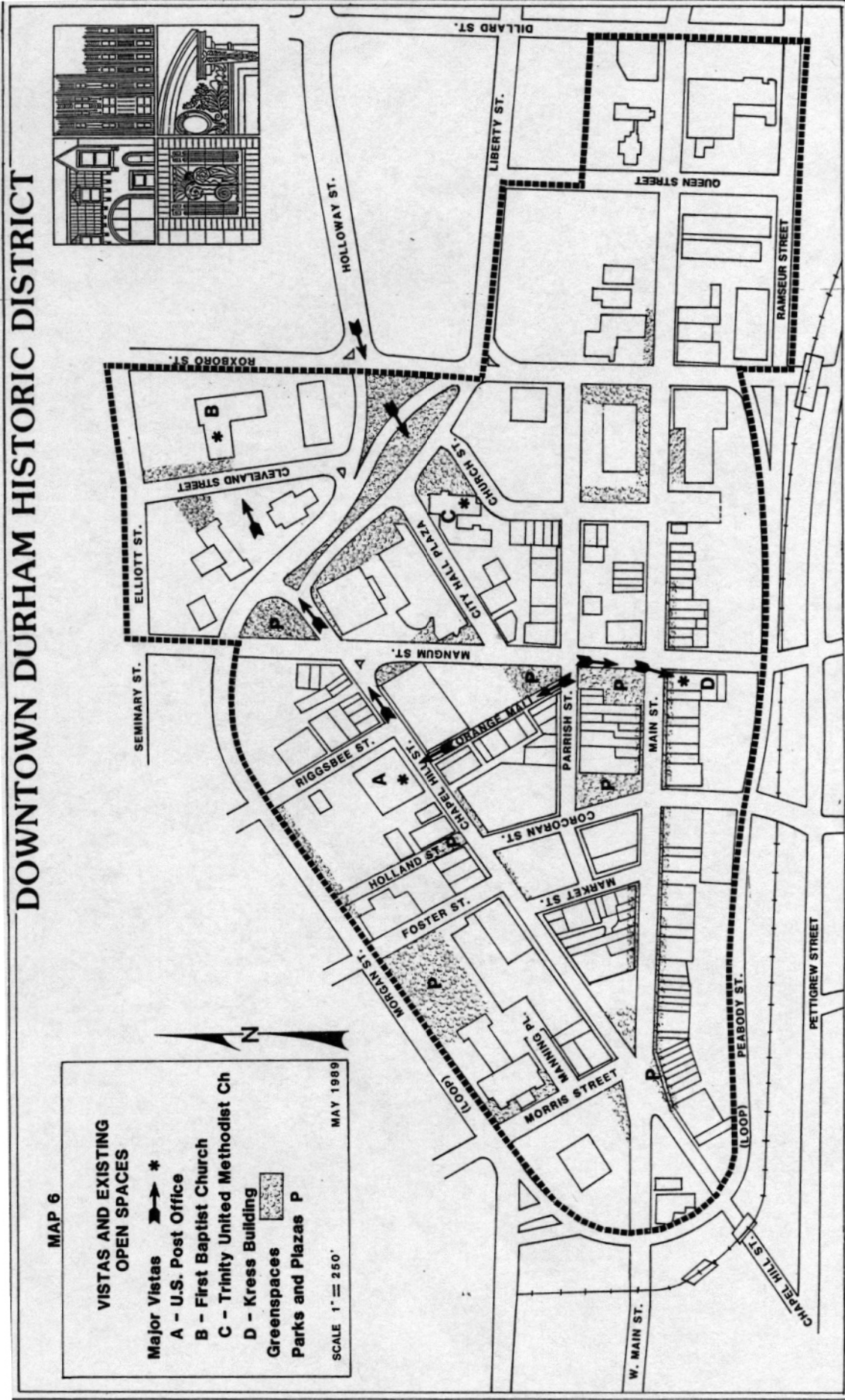


Map 5, Existing Building Context



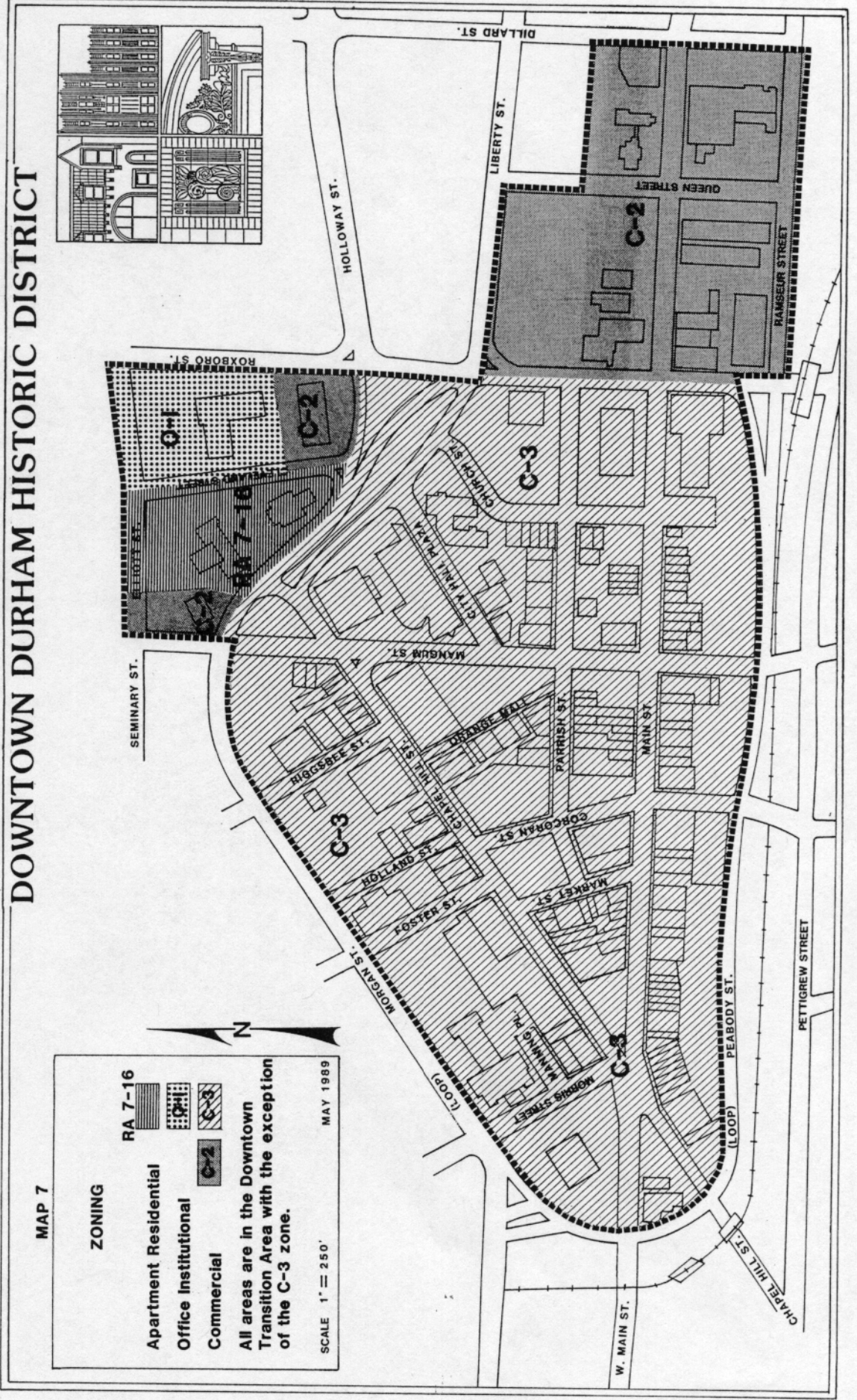


Map 6, Vistas and Existing Open Spaces





Map 7, Zoning



## IV. Historic Preservation Strategy

### *Downtown Durham Historic District Preservation Plan*



## **IV. Historic Preservation Strategy**

The strategy section of the Preservation Plan for the Downtown Durham Historic District consists of the goal, policies and recommended actions needed to maintain and reestablish the historic context of downtown. The historic preservation goal is a general statement which indicates the desired end state or condition of the local Historic District. Following the goal is a list of policies for the District. The policies are specific statements of what steps the City should take to actively encourage historic preservation in the District. The recommended actions are the suggested means for acting on the policies. The goal, policies and recommendations will guide the City Council, the Historic District Commission, other public bodies, property owners and developers as they make decisions regarding the future development and preservation of the Downtown Durham Historic District.

### **A. Historic Preservation Goal**

The goal of the Downtown Historic District Preservation Plan is a viable city center with its historic heritage preserved and displayed in its buildings and landscape, and a community which understands and respects that heritage. Inherent in maintaining a viable city center is dealing with new construction and renovation which sensitively blend with the downtown's historic and architectural character. This goal addresses primarily the physical elements of architecture in the District, but also focuses on developing an awareness in the Durham community and in the downtown District of our historic resources.

#### **1. Enhancing Downtown's Diversity**

This goal recognizes that the diversity of buildings in Durham's downtown defines its unique charm. There is represented a complex layering of architectural heritages. Fine architectural details coexists with simple red-brick storefronts. Massive high rise towers abut two-to-three story commercial buildings. Renovations of historic buildings incorporate sensitive modern additions as adaptive reuse places new demands on old spaces. New developments complement some of the downtown's finest examples of historic architectural styles.

Enhancing the diversity of architecture in the downtown District while protecting existing structures is a major theme of the Downtown Durham Historic Preservation Plan. It is recognized that buildings are a product of their own time and of the unique factors that drive architectural design. These include economic conditions, cost and availability of materials, current building technology, and cultural traditions. Current interpretation of a property owner's building needs can respect the historic character of downtown.



"It is the intent of [the Historic District Overlay Zone ordinance] to insure insofar as possible, that buildings or structures in the historic district shall be in harmony with other buildings or structures located therein. However, it is not the intention of these regulations to....impose architectural styles from particular historic periods. In considering new construction, the Commission shall encourage contemporary design which is harmonious with the character of the district. (Durham Zoning Ordinance, Subsection 24-4.D.6.I.1. **Intent.**)

The criteria for District improvements in this Plan were created to encourage diversity in new construction while focusing on sensitivity for existing historic structures.

## **2. Compatibility**

Another dimension of the historic preservation goal involves "compatible" building modifications and new construction in the District. What does compatibility mean in this context? In general, compatibility may be defined to mean improvements that support and complement existing historic buildings and settings, rather than conflict with them. Compatibility may be expressed in terms of scale of buildings, texture of building materials, continuity of lines, degree of detailing, rhythm of openings in walls, or some combination of these design components. Compatibility is determined by the total presentation of building form and finish, site treatment and the location relative to surrounding buildings and spaces.

Compatibility does not suggest that improvements should or must copy historic architectural styles. Nor does it suggest that building forms in new construction should borrow and reflect historic detailing. It does suggest that a new building relate to its site and surroundings in a manner different from a similar site not in the context of an historic downtown. The new should reinforce the existing character of downtown rather than contradict that character.

## **3. Organization of the Policies**

The policies of the Downtown Historic District Preservation Plan are grouped into five categories of preservation concern: Education, Technical Assistance, Economic Incentives, Regulation, and Planning Coordination. This categorization is not meant to reflect a priority; these policy areas are considered of equal importance in achieving the Plan's stated goal. Specific recommended actions are included for each policy as concrete steps to be taken by the City or other actors to implement the policies of the Plan.

## **B. Policies and Recommendations**

### **1. Education**

#### ***Policy***

Provide information and educational resources to property owners, occupants and the community at large about all aspects and implications of historic district designation and historic preservation.



### **Recommended Actions**

- Develop an informational brochure for property owners and occupants describing the Historic District designation and how it affects physical modifications.
- Distribute to all property owners and residents in the district a copy of the Design Review Criteria section of this Plan.
- Investigate and obtain funding to:
- Develop a historic downtown walking tour, with historic site markers and a self-guide brochure to increase public awareness of the downtown's history.
- Develop a video presentation describing the historic character and architecture of the downtown.
- \* Develop and conduct an annual City-wide historic preservation rehabilitation workshop, oriented to the needs of District property owners and residents, to display and teach appropriate preservation techniques.
- \* Develop an annual awards program recognizing outstanding examples of preservation in the Downtown District

### **Discussion**

Education of people affected by historic district designation is probably the single most important means of insuring its success in preserving the community's historic resources. Property owners need to understand the protection of the downtown character that is inherent in the District designation. Likewise, property owners need to be aware of the restrictions applied to their properties. The benefits of owning property in a designated district are significant. Having property owners aware of the Certificate of Appropriateness requirement will help to alleviate problems of modifications being undertaken without proper review.

An informed citizenry is also an asset in preserving the historic resources in downtown Durham. The community benefits from connecting Durham's past with the buildings and urban areas as they exist today. Knowing about the role of the Downtown area in the City's history will aid in the understanding of why Durham is what it is today.

The policies and recommendations outlined here emphasize a proactive approach to education in historic preservation. The City will coordinate the expertise of its staff, Commission members, the North Carolina Division of Archives and History and other community resource persons as needed to support educational programs. These programs include information distributing, brochures, audiovisual materials and workshops.

## **2. Technical Assistance**

### ***Policy***

Offer reasonable and timely technical assistance to property owners and developers for encouraging and developing compatible designs for restoration and new construction in and around the District.

### **Recommended Actions**

- Maintain a historic preservation library and a file of knowledgeable consultants and agencies to assist District property owners, residents and the community at large in solving technical problems.
- Offer the technical expertise of the City historic preservation staff and Historic District Commission members where appropriate to assist in solving technical problems.
- Offer technical assistance from the housing and economic development staff in promoting appropriate development within the district.
- City staff will actively promote appropriate design in all phases of development of publicly funded projects in and around the District.

### **Discussion**

Often property owners find it difficult to deal with problems specific to their historic structures and, in particular, with the maintenance, repair or replacement of historic exterior elements. Frequently, out of frustration or ignorance, historic elements are removed and replaced with incompatible materials.

Significant historic preservation expertise exists in the City staff, Historic District Commission members, State government and in the local community. The District Preservation Strategy acknowledges the importance of bringing together technical expertise and property owners planning renovation and/or new construction. But this is not sufficient; property owners can be expected to utilize such expertise only if it will not result in significant additional inconvenience, development time or cost.

## **3. Economic Development**

### ***Policy***

Provide incentives to property owners and developers to encourage adaptive reuse and renovation of existing structures and historically appropriate new development.

### **Recommended Actions**

- Develop a matching grant program for the removal of signs or the replacement of inappropriate signs with appropriate signs and/or awnings. Utilize the downtown improvement bonds as a source of funds.

- Develop a below-market-rate revolving loan program for facade renovation and/or for interior building renovation. Utilize the downtown improvement bonds as a source of funds, if feasible.
- Develop a financial assistance program for use of housing bond funds to stimulate downtown affordable housing development.
- Investigate the creation of a special tax district in the District area to finance public improvements.
- Rezone land as appropriate to support downtown development activity.
- Consider establishing an Historic Properties program in the City to be applied to pivotal and contributing buildings in the downtown in order to provide the associated property tax benefits for properties designated as such. The staff is directed to prepare the necessary ordinances to implement this recommendation.

### **Discussion**

Although the market for downtown development is improving, the City recognizes that additional financial incentives that encourage compatible design are important to stimulate private investment in the District. Programs that match private investment with public funds are preferred. The programs will be directed toward signs and awnings, exterior building facade renovations, interior building renovations and improving the public facilities and features that serve the downtown.

## **4. Regulation**

### ***Policy***

Provide regulatory controls to insure that development in the District is designed, constructed and maintained in a manner compatible with its historic character.

### **Recommended Actions**

- Require the issuance of a Certificate of Appropriateness prior to the issuance of building or demolition permits for any exterior building or site modification or demolition.
- Follow the Historic District Commission's Rules of Procedures and administrative procedures to facilitate the fair and timely review of requests for Certificates of Appropriateness.
- Use the Design Review Criteria in this Plan as a basis for issuing Certificates of Appropriateness.
- When reasonable, delay demolition of historic downtown buildings to allow time for alternatives to demolition to be explored and developed.
- Use the other authorities granted to the Historic District Commission to preserve the historic heritage of the District.
- Enforce existing building code and zoning requirements to preserve the character and architectural heritage of the District.

- Hold special meetings of the Historic District Commission to review applications for COA when it can be reasonably shown that the regular Commission schedule for review of such applications could have significant negative consequences upon proposed development. Proper notification and staff review of the proposal would still be required.

### **Discussion**

The major regulatory authority granted to the Historic District Commission is the issuance of Certificates of Appropriateness (COA) which protects the neighborhood from intrusive exterior treatments of buildings. The State enabling legislation and local ordinance require that design review criteria be established to indicate what constitutes historically appropriate building modifications. These design review criteria for the Downtown Durham Historic District are included in this Plan.

To further protect the integrity of the District, the Commission may delay demolition within the District for up to 180 days, initiate and participate in negotiations to save buildings, propose changes in City policies affecting historic resources, and report violations. The Historic District Commission intends to take an active role in exercising its authority to protect the District.

## **5. Planning Coordination**

### ***Policy***

Promote coordinated planning in and around the Downtown Durham Historic District to support and encourage historic preservation.

### **Recommended Actions**

Continue to develop and implement community development plans that support the downtown District:

- Downtown Master Plan;
- Small area plans for neighborhoods surrounding the downtown;
- Old Five Points and Hayti/NCR-54 Redevelopment Plans;
- Roxboro-Mangum Corridor Improvements Plan;
- Cleveland St. and Holloway St. Historic Preservation Plan;
- Durham Urban Trails and Greenways Plan;
- Durham 2005 Comprehensive Plan;
- Other functional plans related to the downtown.

### **Discussion**

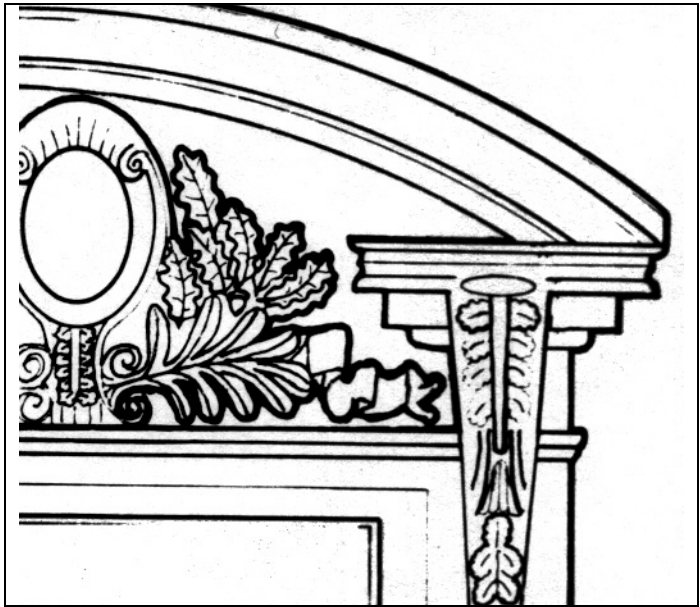
Historic preservation objectives can best be achieved if the area is viable and contributes to a thriving economy. The coordination between public and private development will help create stability in the District. The ability of the various developers, nonprofit groups, business leaders and local governments to work

together on the Civic Center, hotel, arts complex and Durham Centre displays a diverse interest in the redevelopment of Downtown.

The fact that the preservation of significant structures is a major attribute of these projects is an important statement of the ability to capitalize on the assets of Durham's past. Coordinated planning of activities in and around the District will help to realize the development potential of downtown Durham.

## V. Principles and Design Review Criteria

### *Downtown Durham Historic District Preservation Plan*



## V. Principles and Design Review Criteria

### A. Introduction

The preservation of a city's historic fabric is a continuing concern in the face of growth and development. The City of Durham has the opportunity with its Historic District Overlay Zone to provide a means of achieving a sound policy for rehabilitation, new construction, and streetscape improvements within the Downtown Durham Historic District.

When local districts are designated, owners of property in the District are bound by the following restriction:

No exterior construction, alteration, restoration, or rehabilitation activities affecting appearance may be conducted within the historic district without the applicant first obtaining a Certificate of Appropriateness....from the Historic District Commission. (Durham City Code, Section 24.4.D.6.)

The design review criteria contained herein were created to guide the Historic District Commission in their decisions about whether a proposed modification is in keeping with the historic character of downtown Durham. In addition, these guidelines assist property owners and developers in understanding what constitutes historically appropriate new construction and rehabilitation.

The overall objective of these general guidelines is to help insure the integrity of Durham's historic areas by promoting sensitive rehabilitation and harmonious new construction. The design review criteria will prove to be beneficial during the earliest stages of planning and design of District construction projects.

#### 1. Secretary of Interior's "Standards for Rehabilitation"

The Secretary of Interior's "Standards for Rehabilitation" were created to assess historic preservation projects which involved Federal and State funds and/or tax incentives. These standards are used nationwide and form an integral component of these design guidelines. The "Standards" includes the following basic guidelines. These guidelines provide a general approach to new construction and rehabilitation in historic districts, while the local review criteria offer significantly more detail.

**a. Compatible Use**

Every reasonable effort should be made to provide compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

**b. Distinguishing Qualities**

The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

**c. Historical Time Frame**

All buildings, structures and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance should be discouraged.

**d. Historical Changes**

Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance should be recognized and respected.

**e. Distinctive Features/Skilled Craftsmanship**

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, should be treated with sensitivity.

**f. Deteriorated Architectural Features**

Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

**g. Surface Cleaning**

The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.

**h. Archaeological Resources**

Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.



**i. Contemporary Design for Additions**

Contemporary design for additions to existing structures or landscaping shall not be discouraged, if such design is compatible with the size, color, material, and character of the existing structure and surrounding neighborhood environment.

**j. New Additions and Alterations**

Whenever possible, new additions or alterations to structures shall be done in such a manner that, if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

The Secretary's "Standards" also includes statements that elaborate on these standards. Property owners should follow the appropriate Secretary's Standards when designing any construction within the Historic District.

**2. Organization of the Design Review Criteria**

While the Secretary's "Standards" offer a good starting point for considering rehabilitation and new construction in historic areas, more detailed guidance will be beneficial in encouraging well designed modifications in downtown Durham. This section explains the local review criteria that follow.

The local design review criteria are grouped into the following categories: new construction in continuous blockfaces, new construction on freestanding sites, rehabilitation of existing structures, streetscape, moving of structures and demolition. For each topic area, criteria for appropriate design in the District are provided.

Note that the streetscape design review criteria relate to the appearance of the site, whereas the other design review criteria relate to the appearance of the structure. When a development project is being reviewed for compatibility with the criteria in this Plan, the streetscape criteria will apply in addition to the appropriate structure criteria.

**3. Impact of New Construction**

An earlier section in this Plan identified three distinct building configurations in the District. Two of these include continuous blockfaces while the third relates to freestanding sites. The impact of new construction in the District will affect these differently.

The continuous blockface establishes a strong urban design pattern in the downtown. Along a row of buildings, the buildings' proportions, rhythm of fenestration, setback, height, and orientation are all similar. New construction in "holes" in this urban fabric will directly and substantially affect adjacent structures. It is appropriate that new construction in this context be designed to relate to the existing development very closely.

Consequently, the design review criteria for new construction in continuous blockfaces tolerate very little deviation from established patterns. The design

review criteria are strongly worded to underscore the importance of compatible new construction. Map 8: Application of New Construction Design Review Criteria indicates which properties will be considered to fall under the criteria for new construction in continuous blockfaces.

On freestanding sites, new construction will not affect the adjacent structures as much. They are physically removed from the established patterns of continuous blockfaces. Consequently, it is appropriate for new construction design review criteria in these areas to be more flexible. Map 8 also indicates which sites will be reviewed under the criteria for new construction on freestanding sites.

## **B. Local Review Criteria**

### **1. New Construction in Continuous Blockfaces**

A site in a continuous blockface is characterized by one or more vacant lots, with buildings on either side providing a more or less complete blockface and establishing an identifiable pattern of setback and building height. The existing buildings immediately adjacent, in the same block, and in the facing block provide a very strong context to which new construction must closely relate. Infill construction in a continuous blockface should relate to and respect the continuity and character of existing structures. These blockfaces are the strongest determinant of the character of the area.

#### **a. Design Elements and Mass Proportions**

\* Through the arrangement of design elements and the arrangement of the mass proportions, new construction on continuous blockface sites shall be compatible with other structures in the block that are rated as pivotal or contributing. This is not intended to restrict the overall mass or height of buildings in the District. Where no pivotal or contributing structures exist in the block, pivotal or contributing structures in adjacent blocks or in the entire District shall be used to determine compatibility.

#### **b. Front Facade Height**

- Architectural significance shall be given to the street level facade to enhance the perception of a continuous blockface.
- In general, the height of the front facade of new construction shall be compatible with other front facades in the blockface.
- Where front facades are of differing heights on the blockface, the front facade of new construction shall be a maximum of two stories higher than other front facades in the blockface, if designed appropriately.
- High-rise buildings shall include a street level facade whose height is compatible with the other structures in the adjacent blockface. The portion of the building above the street level facade may be higher, provided that it is set back at least 15 feet or sufficiently to preserve the continuity of the blockface's street

level facade. See Figure 6: Front Facade Height for an illustrative example.

**c. Setback**

- New construction shall maintain the existing street level setback of adjacent buildings. See Figure 7: Setback for an illustrative example.
- Entrances may be set back beyond the front facade provided that structural elements, such as columns, pilasters, etc., align with the street level setback of adjacent buildings.

**d. Fenestration**

- The rhythm of walls, cornices, and fenestration (doors and windows) shall be compatible with pivotal or contributing structures in the adjacent blockface. See Figure 8: Rhythm of Fenestration for an illustrative example.
- The proportion and size of windows shall be compatible with pivotal or contributing structures in the adjacent blockface.
- The street level front facade shall be the primary access into and out of the structure.
- Transparent windows and doors shall constitute at least one half of the first floor front facade.

**e. Materials and Textures**

- Materials and textures of new buildings shall be compatible with those found on pivotal or contributing structures in the adjacent blockface.
- Aluminum, vinyl and plastic sidings and details shall not be used.
- Avoid reflective glass curtain walls.

**f. Roofs Forms and Equipment**

- Roofs shall be of a style, shape and slope that are similar to pivotal or contributing structures.
- All mechanical and utility equipment to be located on the roof shall be set back and/or screened so that the equipment is not visible from the adjacent street.

**Note:** Streetscape Design Review Criteria (section 4) apply in addition to the New Construction in Continuous Blockface Criteria.

**2. New Construction on Freestanding Sites**

A freestanding site is generally large, covering one or many individual lots up to an entire block. Buildings on these sites tend to be large, with greater setbacks possible, with parking integral to the site, and with landscaping and pedestrian amenities incorporated into the site. They are usually physically removed from continuous blockfaces. Consequently, nearby buildings often do not establish as

strong an urban design pattern as in continuous blockface, and the design review criteria are more flexible.

**a. Design Elements and Mass Proportions**

- Through the arrangement of design elements and the arrangement of the mass proportions, new construction on freestanding sites shall be compatible with other structures in the block that are rated as pivotal or contributing. This is not intended to restrict the overall mass or height of buildings in the District. Where no pivotal or contributing structures exist in the block, pivotal or contributing structures in adjacent blocks or in the entire District shall be used to determine compatibility.

**b. Materials and Textures**

- Materials and textures of new construction should be compatible with those found in other pivotal or contributing structures in other portions of the Downtown District, especially on nearby buildings.

**c. Pedestrian Amenities**

- Provide convenient street-level pedestrian connections between and through larger buildings.

**d. Site Placement**

- New construction should be placed on a site to maintain and enhance vistas of historic structures, where possible.

**e. Entrance Orientation**

- Entrance orientation should be compatible with surrounding structures in the block and other nearby structures. When no particular entrance orientation pattern exists, then new construction need not adhere to this guideline.

**f. Setback**

- Setback of buildings should be compatible with surrounding structures in the block and other nearby structures. When no particular setback pattern exists, then new construction need not adhere to this guideline.

**g. Roof Equipment**

- All mechanical and utility equipment to be located on the roof shall be set back and/or screened so that the equipment is not visible from the adjacent street.

**Note:** Streetscape Design Review Criteria also apply in addition to the New Construction on Freestanding Sites.

**3. Rehabilitation of Existing Structures**

The guidelines for rehabilitation of existing structures are oriented toward the design of building alterations rather than the techniques of rehabilitation. The

proper approach to rehabilitation is extremely important to maintaining the long term integrity of older buildings. However, these guidelines emphasize how the appropriate exterior appearance of the rehabilitated structure should look rather than how to carry out proper rehabilitation. This orientation toward exterior appearance in the design guidelines reflect the emphasis of the Historic District Ordinance and the regulatory authority it establishes for the Commission.

Information on proper rehabilitation techniques is available from many sources. The list of references in an appendix at the end of this document includes several texts on rehabilitation techniques. Of particular value are the following three sources:

- The Secretary of the Interior's Standards for Rehabilitation;
- The companion publication to the "Secretary's Standards" called Guidelines for Rehabilitating Historic Buildings;
- Numerous publications from the National Trust for Historic Preservation;
- The "Preservation Briefs" from the National Parks Service are particularly valuable.

The staff of the NC Division of Archives and History is also available for consultation. And finally, the staff of the Durham City/ County Department of Planning is willing and able to assist property owners in understanding good practices for building rehabilitation.

The following criteria should guide rehabilitation:

**a. Maintenance and Repair**

- The proper maintenance and repair of historic buildings and original elements is preferred over their removal, replacement or reconstruction.
- Do not replace complete elements when portions of the element could be patched or repaired.
- Repair damaged elements by using like materials or other materials which have the same appearance and are compatible with any remaining part of the original element.

**b. Removal**

- Remove an historic element only if the feature is beyond repair.
- Remove a totally deteriorated historic feature or a non-historic feature with the gentlest means possible to protect the underlying or attached historic material.
- Remove any screening material which was added to the structure in an attempt to hide historic elements and to "modernize" the facade.

- Do not remove or change architectural elements that are important aspects of the historical or architectural character of the building.

**c. Replacement and Reconstruction**

- Replace architectural elements only when the element is beyond repair or missing.
- Replace a deteriorated element with the same material and in the same design, if feasible.
- Reconstruct elements to a scale, material, finish and color compatible with the historic building.
- Do not add elements which are not original to or appropriate for the historic building.
- Avoid attempts to recreate a false historic appearance on buildings that retain little or none of their original historic elements.

**d. Windows and Openings**

- Do not replace historic windows with contemporary treatments.
- The original size, shape and number of windows shall be maintained. Retain the original number of window lights (panes).
- Uncover and repair any windows which have been screened or filled in.
- Properly maintain, paint, caulk and clean all windows.
- Remove any non-historic signs hanging on the exterior which obstruct windows or details.
- Do not use darkened or shaded glass as replacements for clear glass.
- Avoid installation of window type heating and air conditioning units on street facing facades.

**e. Masonry**

- The regular inspection and maintenance of masonry, with an eye toward the effects of weathering, is preferable to repair and replacement.
- When repair or replacement is necessary, the new material shall conform to the original in texture, material and overall appearance.
- Only originally painted masonry should be repainted. Avoid the painting of previously unpainted masonry surfaces.
- Avoid masonry maintenance methods that are destructive to the original material.

**f. Wood**

- Wood elements should be regularly inspected for rot, moisture, pest infestation, etc. Wood elements should be properly primed, painted and caulked to prevent deterioration.
- Consolidation and repair of wood elements is preferred over complete replacement.
- Avoid removing paint without refinishing.
- Avoid using paint removal methods that are destructive to the original material.

**4. Streetscape**

Streetscape is a general term used to describe the urban landscape. The streetscape includes streets, sidewalks, plazas, advertising and identification signs, traffic signs, utility lines and fixtures, planters and landscape plantings, awnings, street lighting fixtures, fountains and water features, benches, trash receptacles, bicycle racks, bus shelters and any other sidewalk furniture. It generally includes privately owned spaces as well as public spaces and rights-of-way.

**a. Landscape Plantings**

- Landscaped areas should consist of planting materials that are compatible with and appropriate for the urban environment.
- Existing parks, trees and other landscaped areas should be protected from intrusive development.
- Plantings should be used to screen parking lots, loading areas, and major utility structures.
- No artificial planting materials, such as plastic, fabric, etc., should be used on the exterior of structures nor incorporated into landscaping around structures.
- Incompatible plant materials, such as cacti, palms, yuccas, etc. should not be used.
- Plantings which obstruct the view of historic structures or important building details should be avoided.
- Avoid plantings which create a potential hazard or obstacle for pedestrians, such as thorns, falling fruit, low branching trees over sidewalks, etc.

**b. Paving**

- Preserve and maintain any areas of original or historic paving materials, such as granite, tiles, paving stones, brick and glass block.
- Paving for sidewalks and plazas should be compatible with adjacent historic structures and new construction.

- When possible, use paving stones, bricks, or other appropriate material to help break up large expanses of concrete and open paved areas.
- Avoid gravel walkways and parking lots.
- Avoid large expanses of paving without landscape plantings.

**c. Fences and Walls**

- Use fences, gates and walls in addition to landscaping to appropriately screen parking lots, loading areas, trash receptacles and utility structures.
- Design fences and walls to be compatible with and integral to the buildings they serve.
- Appropriate materials for fences and walls are stone, brick, iron and wood.
- Avoid chain link, basket weave and other incompatible fence types and styles.

**Street Furniture**

- Do not use inaccurate and inappropriate historic styles for street furniture (benches, lighting, landscape structures, etc.) and water features.
- Avoid brightly colored and high gloss surfaces for street furniture and water features.

**d. Vistas**

- Prominent vistas of important structures and amenities should not be obstructed by buildings or landscape features.
- Use landscape features and plantings to enhance and complement vistas.

**e. Parking**

- Screening of parking lots and structures should be compatible with adjacent structures. Screening includes fences, walls and plantings.
- Parking structures should be compatible with adjacent structures in material, scale and fenestration.
- Avoid unpaved parking lots.
- Avoid attempts to design parking structures in an historic style.

**f. Pedestrian Access and Amenities**

- The primary pedestrian access to building should be located on the street level facade.
- Incorporate pedestrian amenities, such as display windows, lighting, seating, shelter, etc., into the primary facade of new construction, as appropriate.
- Windows and doors should make up at least one half of the street level facade.



**g. Signs and Awnings**

- Signs and awnings should be compatible with the structure in size, scale, style, material, and graphics.
- Avoid removing distinctive signs that are an integral part of the facade or contribute to the historic character of the structure or District.
- The location of new signs and awnings on commercial buildings should conform with the appropriate placement of signs and awnings on historic buildings. See Figure 9: Sign Location.
- Design and locate storefront signs so that they do not obstruct architectural details of the building. See Figure 9: Sign Location.
- Attach storefront signs in a manner which does not cause damage or major alteration to the historic elements of a building.
- Use signs of a style appropriate to the age of the building.
- Avoid using translucent plastic signs which have lighting within the sign.
- Billboards and large billboard type signs are not appropriate in the District.

**h. Utilities**

- Locate utility equipment and facilities in a manner compatible with adjacent historic structures, to the extent feasible.
- Use landscaping, walls and fences as appropriate to screen utility equipment and facilities.
- Locate utility lines underground.

**5. Moving of Structures**

The City will generally discourage the moving of structures into and out of the District. However, the moving of an historic structure is usually preferred over demolition.

- A building should be moved only if it is in danger of demolition.
- Moving an historic structure from one site to another within the District is preferred to moving the structure out of the district.
- Any building to be moved into the District will be reviewed according to new construction guidelines.
- A building should not be moved into the District if its loss will have a negative effect on its original neighborhood.
- Any building being moved must meet all applicable City codes and regulations.

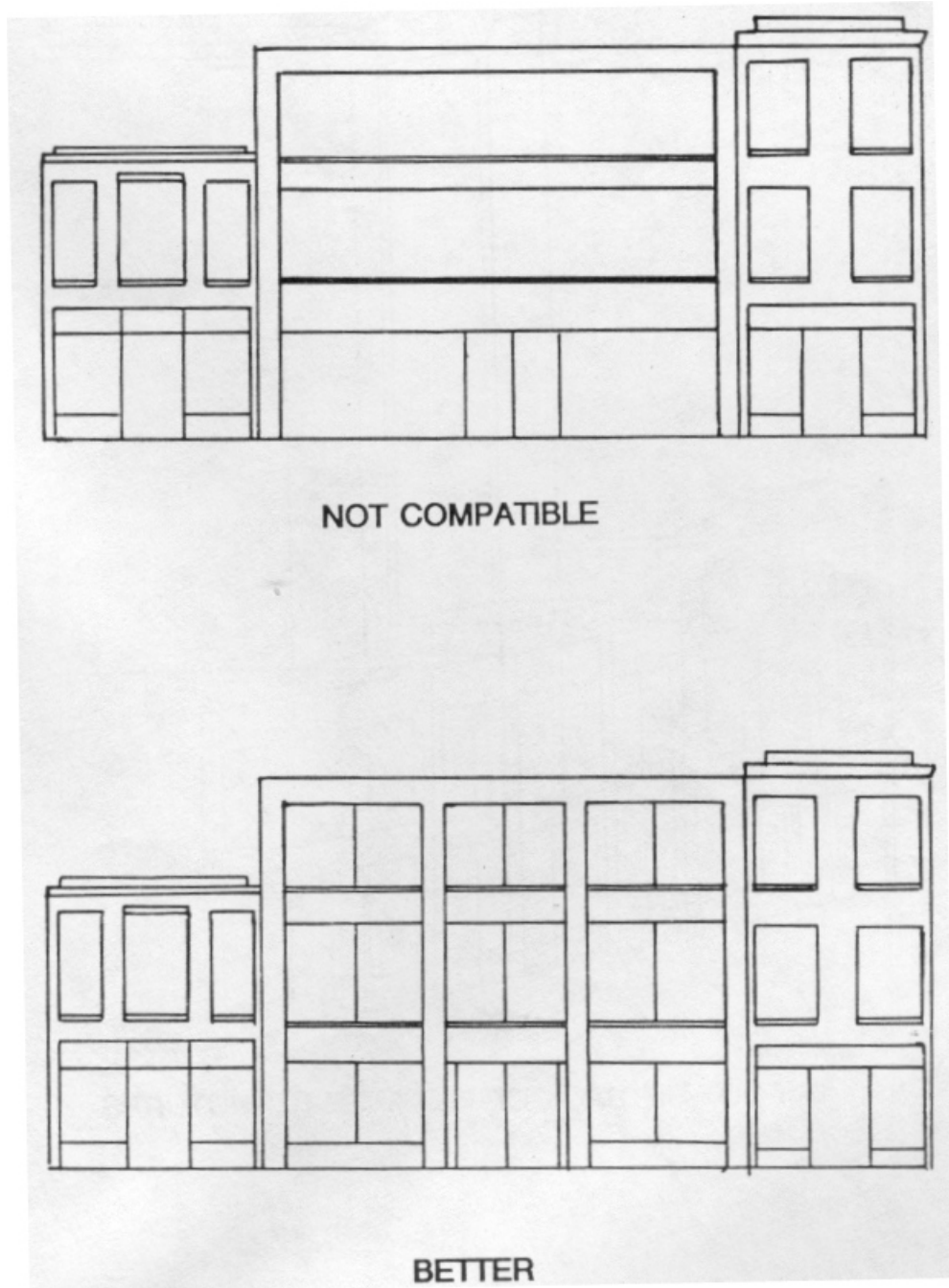
## **6. Demolition**

Demolition of historically significant structures is the antithesis of preservation. The policies of this Plan emphasize rehabilitation and adaptive reuse over demolition. Consequently, the Commission will use its authority to delay demolition of historic structures whenever possible to investigate means to save the building.

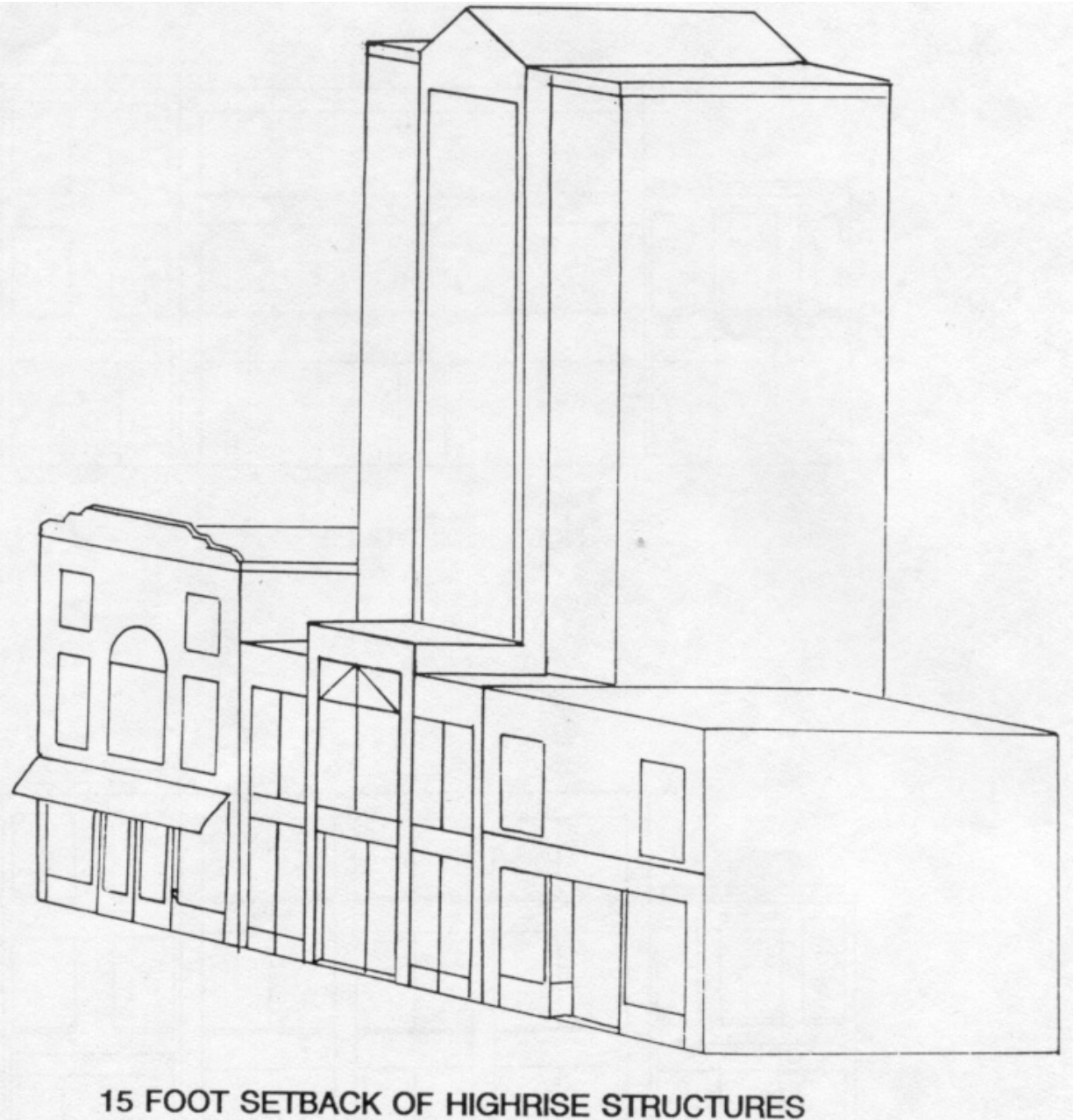
However, it is recognized that, in some cases, older structures may deteriorate to the point that rehabilitation is technically infeasible. In such cases, it is the responsibility of the property owner to demonstrate that rehabilitation is not appropriate.

- If an historic building's condition is such that rehabilitation and use of the building is judged not to be feasible, then a COA for demolition should be granted, effective immediately. It is the responsibility of the property owner to demonstrate that rehabilitation is not reasonable.
- If an historic building's condition is such that rehabilitation and use of the building is clearly feasible, then a COA for demolition should be granted with an effective date extended for the maximum time allowed by law. If public safety is threatened, interim steps may have to be taken to close and secure the structure.
- Removal of a portion of an historic building should be considered to be demolition for the purposes of these guidelines.
- Any application for a COA for demolition shall include plans, if available, for the site after demolition.

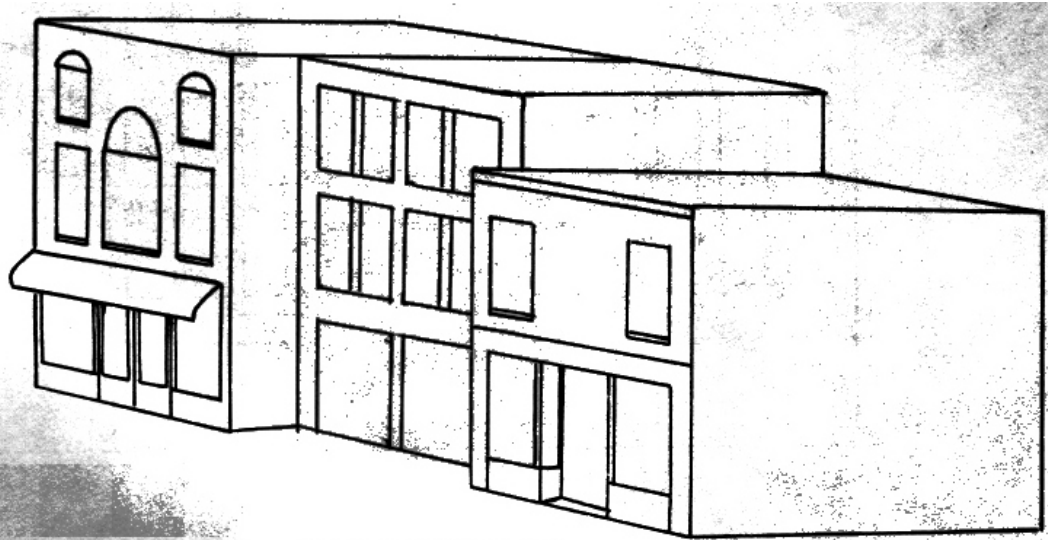
**Figure 5, Width and Proportion**



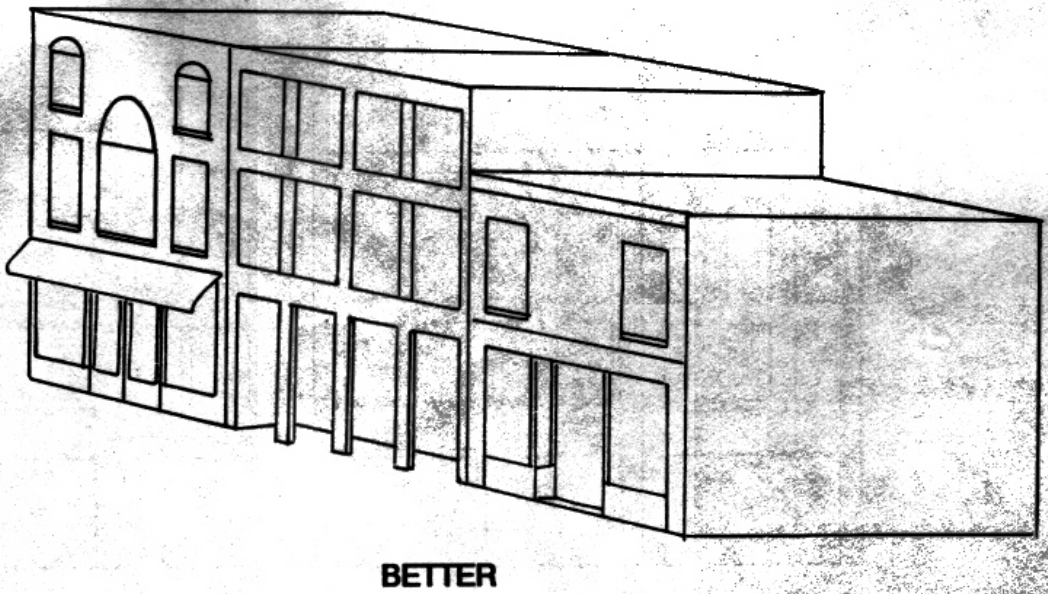
**Figure 6, Front Façade Height**



**Figure 7, Setback**



**NOT COMPATIBLE**



**BETTER**



**Figure 8, Rhythm and Fenestration**

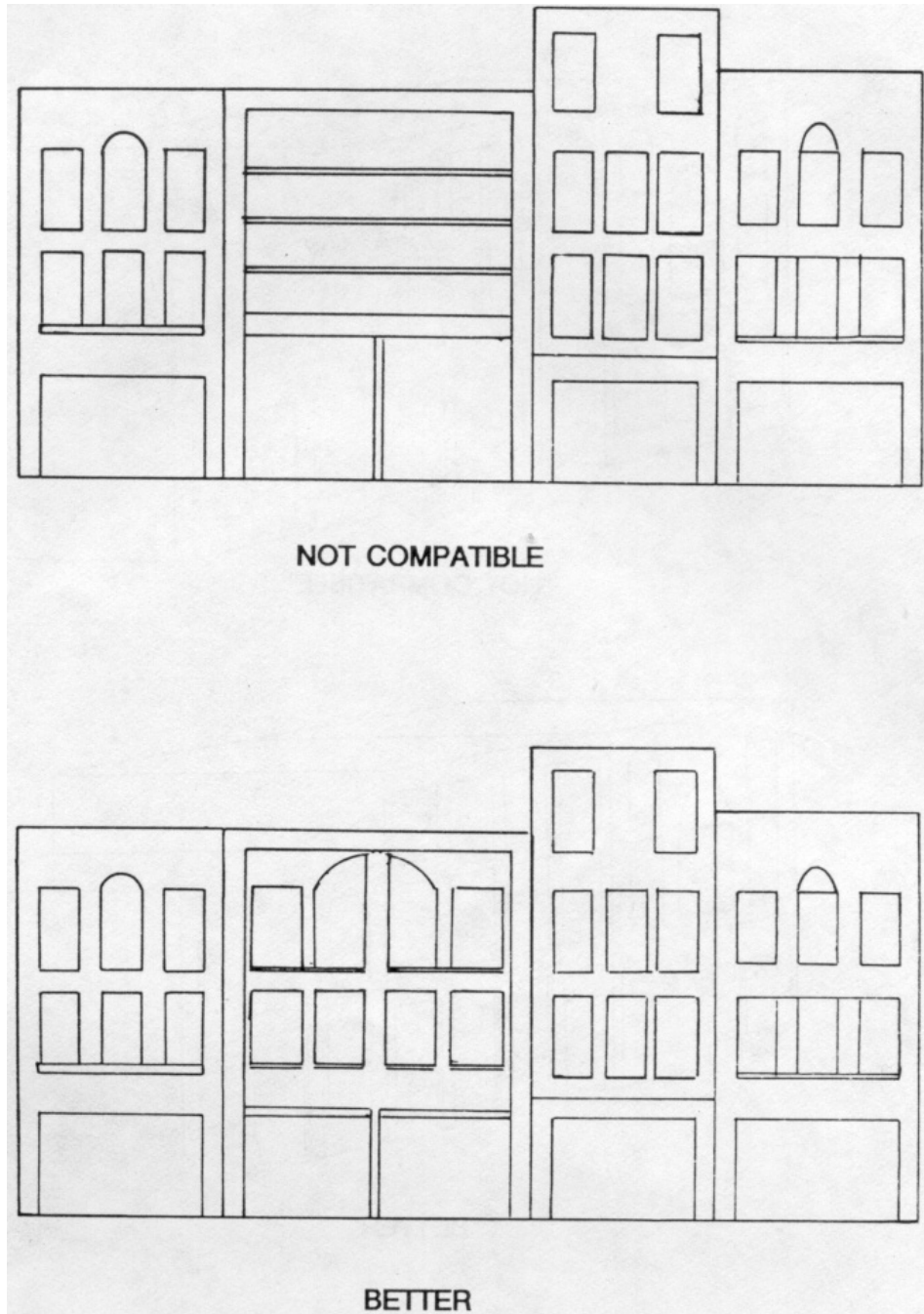
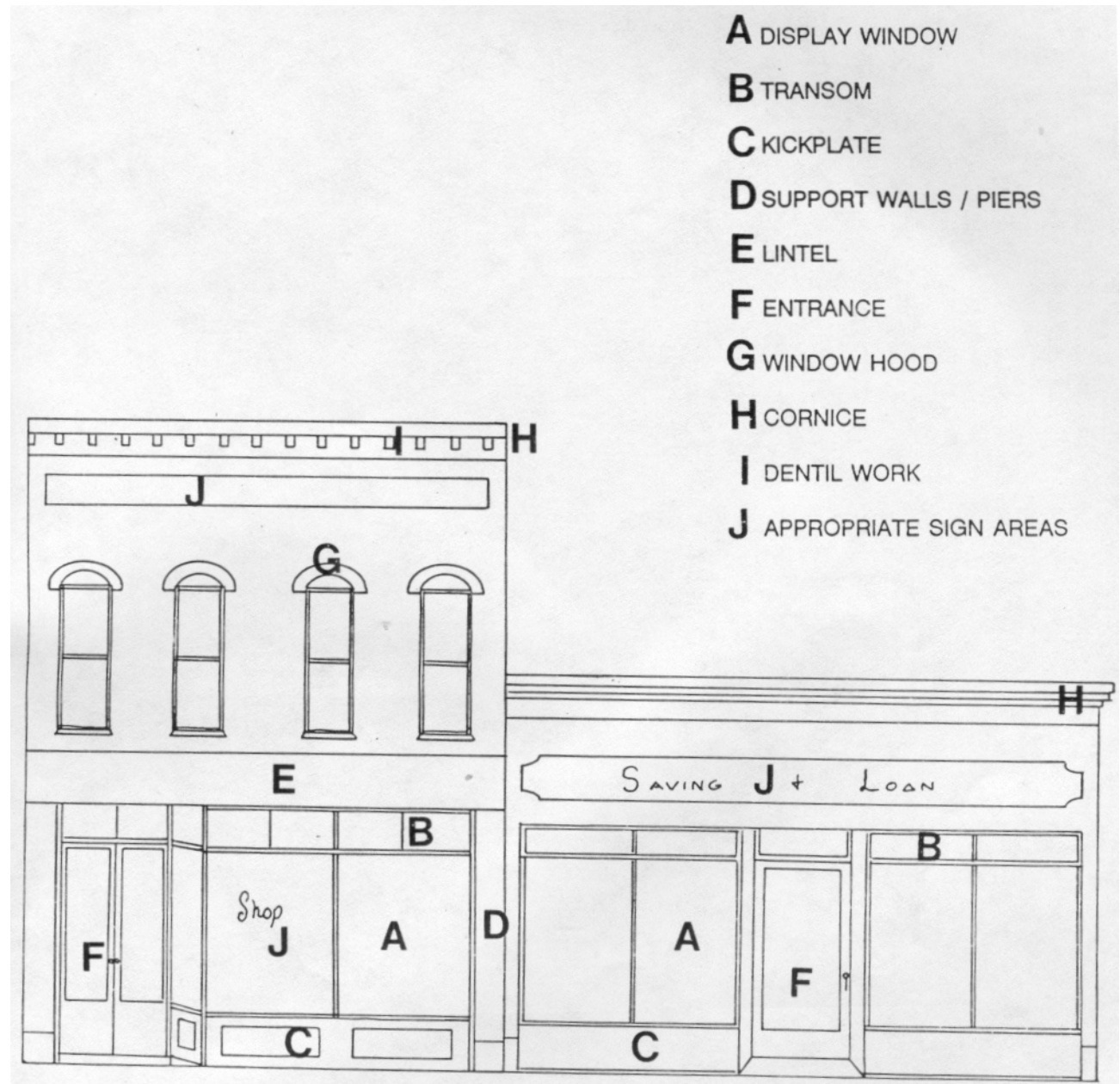


Figure 9, Sign Location and Typical Architectural Details



## VI. Conclusion

### *Downtown Durham Historic District Preservation Plan*





## VI. Conclusion

The designation of the Downtown Durham Historic District and the adoption of the Preservation Plan will establish the area as a locally accepted asset, worthy of protection. The preservation of existing historic buildings and settings and the promotion of harmonious new construction is the focus of this document. Recognizing an historic amenity and protecting it should not be viewed as a hindrance to new construction and creative architecture. Historic district designation should be thought of as a means to continue the Durham tradition of producing buildings which are elements of their own time and place. Furthermore, the protection of historic areas in other cities has proven to be a catalyst for new development and an important attraction that brings more people to the area for business and shopping.

"Compatibility" will be the primary guide for the Historic District Commission when that body reviews changes in the Downtown Historic District. The objective of the Commission is to insure the district's future value as the physical representation of Durham's heritage and not to eliminate progress. As one of the few cities which has its downtown listed with the National Register of Historic Places, the local designation of the Downtown Durham Historic District will be the best means to protect this valuable area.

The Appendixes that follow include a glossary of terms reflected in this document, the text of the Historic District Overlay Zone as found in the City of Durham Zoning Ordinance and a list of all properties in the District and their condition and significance.

## VII. Appendices

### *Downtown Durham Historic District Preservation Plan*



## VII. Appendices

### A. Appendix, Glossary

<b>BAY</b>	A visual division on the facade of a building based on underlying structural members.
<b>BLOCK FACE</b>	The entire block as viewed from the street, including streetscape, building facades, landscaping, front and side yards, and utilities. Usually shown in elevation drawings.
<b>BRACKET</b>	A decorative feature hanging below a cornice which may serve as support.
<b>COLUMN</b>	A vertical support, usually supporting a roof structure. Often columns contain a base, shaft and capital.
<b>COLONNADE</b>	A row of columns supporting a roof type element.
<b>COPING</b>	The top of a wall covering which protects the wall from weather.
<b>CORBELING</b>	Usually brick work which is stepped up or down at the cornice or chimney of a structure.
<b>CORNICE</b>	A decorative horizontal projection usually found at the top of an exterior wall or at the perimeter of a roof. The feature is used to give a finished look to the facade.
<b>DENTIL</b>	An individual element in a row of block-shaped projections beneath a cornice or other architectural feature on a facade.
<b>DISPLAY WINDOW</b>	The large unobstructed window on one or both sides of the entrance of a store front. Also called a "sidelight".
<b>ELEVATION</b>	The exterior vertical faces of a structure shown in drawings.
<b>FACADE</b>	The face or front of a building.
<b>FENESTRATION</b>	The arrangement of windows and openings on a building.
<b>FOOT PRINT</b>	The perimeter or outline of a structure as it is positioned on the land in a plan.
<b>INFILL STRUCTURE</b>	A new building in a block or row of existing buildings.

<b>KICKPLATE</b>	The solid panels below display windows, used for support and protection of the glass. The advent of tempered glass, new means of support and larger display windows has made kickplates less important.
<b>LINTEL</b>	A horizontal structural member which spans the storefront facade above the entrance. Also, a horizontal projection above individual windows. Often the store's sign was placed on the lintel.
<b>ORIENTATION</b>	The directional placement of a structure to its setting, the street and other structures.
<b>PATTERN</b>	The various forms (materials, windows, buildings, etc.) arranged in a rhythmic manner that is repeated on a single building or in a blockface.
<b>PEDIMENT</b>	A triangular, vertical roof element or gable. The detail has found new acceptance on post-modern architecture.
<b>PIER</b>	A vertical support wall on either side of a storefront which defines the ends of the building or bays. The piers support the lintel and together frame the storefront.
<b>PILASTER</b>	A decorative pier that projects from the wall and is treated as a classical column with a capital, shaft and base.
<b>PLAN</b>	A drawing showing the building and its setting on a horizontal plane.
<b>PRESERVATION</b>	A process undertaken to maintain a property in its present or historic state.
<b>REHABILITATION</b>	The making of alterations and/or repairs to a structure (of any age) for a new use while retaining its original character.
<b>RENOVATION</b>	A general term meaning the renewal, rehabilitation or restoration of an historic building.
<b>REPOINTING</b>	The repair and/or replacement of deteriorated or damaged mortar. Care should be taken to match the original color, texture, style and composition of the original.
<b>RESTORATION</b>	Recreating the appearance of a structure or site from a particular period of time in its history by replacing lost elements and removing later ones.
<b>SCALE</b>	The relationship of the mass and size of a structure to other buildings and humans.
<b>SOFFIT</b>	The underside of a cornice, arch, stairway or other architectural element.

<b>STOREFRONT</b>	The street level facade of a commercial building with an entrance and sidelight. The area behind the storefront is historically a store or shop and the levels above are generally offices, storage or residential units.
<b>STREETSCAPE</b>	The right of way of a street or the view of the entire street including curbs, sidewalks, landscaping, utilities, street furniture and structures.
<b>STUCCO</b>	A masonry coating, popular at the turn of the century and later, to cover brick and stone walls.
<b>TERRA COTTA</b>	Tiles or construction units made of cast and fired clay. The material is often used for intricate surface details and decorative roof covering. Terra cotta can be glazed or unglazed and comes in various earth tone colors.
<b>TEXTURE</b>	The building and landscape materials (brick, stone, siding, concrete, ground covers, etc.) which are found in a district, block or site.
<b>TRIM</b>	The decorative or framing elements applied to a facade to finish or cover construction joints, changes in materials and changes in angles.

**B. Appendix, District Properties List**

Tax Number	Street Number	Street	Building/Use	Significance	Condition
19-1-1	--	--	parking	--	--
19-1-4	101	W. Main St.	Kress Building/BB&T	P	E
19-1-5	105	W. Main St.	commercial, Grinderswitch	C	MD
19-1-6	107-109	W. Main St.	Baldwin's Building.	P	S
19-1-7	111	W. Main St.	commercial, Rue Bienville	P	S
19-1-8	113-115	W. Main St.	Construction Control Services	NC	S
19-1-9	117	W. Main St.	Baldwin's Dept. Store	P	S
19-1-10	119	W. Main St.	Baldwin's Dept. Store	C	S
19-1-11	121-123	W. Main St.	First National Bank/NCNB	P	S
19-1-12	--	--	parking	--	--
19-2-1	109-119	Mangum St.	park	--	--
19-2-2	124-126	W. Main St.	Andrews Tailors	C	S
19-2-3	107	W. Parrish St.	Duval Hackett Florist	C	S
19-2-4	113	W. Parrish St.	commercial	NC	MD
19-2-5	118	W. Parrish St.	see 19-2-8	--	--
19-2-6	--	--	park	--	--
19-2-7	--	--	park	--	--
19-2-8	124-126	W. Main St.	Geer Building/Woolworths	C	S
19-2-9	122	W. Parrish St.	commercial	C	S
19-2-10	120	W. Main St.	commercial	C	MD
19-2-11	118	W. Main St.	commercial	NC	S
19-2-12	116	W. Main St.	commercial	NC	S
19-2-13	114	W. Main St.	commercial	I	S
	11	W. Parrish St.	commercial	C	S
19-2-14	112	W. Main St.	commercial	NC	S
	09	W. Parrish St.	commercial	C	S
19-2-15	--	--	park	--	--
19-2-16	--	--	park	--	--
19-3-1	104	W. Parrish St.	Clements Building	C	E
19-3-2	111-1111/2	Orange St.	commercial	C	S
19-3-3	113-117	Orange St.	commercial	C	S
19-3-4	119-123	Orange St.	commercial	C	E
19-3-5	125	Orange St.	Loflin Building	C	E
19-3-6	322	Chapel Hill St.	commercial	NC	S
19-3-7	318-320	Chapel Hill St.	Center Furniture	C	S
19-3-8	310-316	Chapel Hill St.	parking garage	--	--
19-3-9	212	Corcoran St.	Southland Building	I	S
19-3-11	202-210	Corcoran St.	see 19-3-9	--	--
19-3-12	--	--	alley	--	--
19-3-13	118-120	W. Parrish St.	Christian-Howard Furniture	NC	S
19-3-14	116	W. Parrish St.	Mechanics & Farmers Bank	P	E
19-3-15	108-112	W. Parrish St.	Mutual Savings & Loan	C	S
19-3-15A	--	--	see 19-3-15	--	--
19-3-16	106	W. Parrish St.	commercial	C	S
19-4-1	--	--	parking	--	--
19-4-6	--	--	parking	--	--
19-4-6A	--	--	see 27-1-1A	--	--
20-1-1	201	E. Main St.	Judicial Building	NC*	E
20-2-1	128-130	E. Parrish St.	commercial	C	MD
20-2-2	122-124	E. Parrish St.	commercial, attorney's	NC	E

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20-2-3	120	E. Parrish St.	offices		
20-2-4	108-110	E. Parrish St.	Law Building	NC	E
			Ron's Foods, National	C	S
			Finance		
20-2-5	100	E. Parrish St.	Chancellor Building	NC	E
20-2-6	--	--	see 20-2-6B	--	--
20-2-6A	--	--	see 20-2-6B	--	--
20-2-6B	101	E. Main St.	Duke Power Company	I	E
20-2-7	107	E. Main St.	parking	--	--
20-2-8	109	E. Main St.	parking	--	--
20-2-9	111	E. Main St.	parking	--	--
20-2-10	113	E. Main St.	Wilson Finance	NC	S
20-2-11	115	E. Main St.	Globe Finance	C	S
20-2-12	117	E. Main St.	Style Shop, barber shop	C	S
20-2-13	119	E. Main St.	Wee Shop fashions	C	S
20-2-14	121	E. Main St.	parking	--	--
20-2-15	123	E. Main St.	parking	--	--
20-2-16	125	E. Main St.	parking	--	--
20-2-17	127	E. Main St.	parking	--	--
20-2-18	129	E. Main St.	parking	--	--
20-2-19	107	Church St.	Flying Foto Factory	C	S
20-2-20	109	Church St.	commercial, attorney's	C	S
			offices		
20-2-21	--	--	--	--	--
20-3-1	130	E. Main St.	parking	--	--
20-3-2	126-128	E. Main St.	parking	--	--
20-3-3	124	E. Main St.	Court Room Florist	C	S
20-3-4	122	E. Main St.	Design Board Associates	C	S
20-3-5	120	E. Main St.	Blazer Financial Services	C	S
20-3-6	118	E. Main St.	C.J. Men's Fashions	C	S
20-3-7	116	E. Main St.	commercial	C	S
20-3-8	112	E. Main St.	see 20-3-8A	--	--
20-3-8A	114	E. Main St.	commercial, Laura's	C	S
			fashions		
20-3-9	110	E. Main St.	sidewalk	--	--
20-3-10	108	E. Main St.	Deshazor's Beauty College	C	S
20-3-11	106	E. Main St.	commercial, vacant	C	S
20-3-12	104	E. Main St.	commercial	C	E
20-3-13	102	E. Main St.	Citizens National Bank	P	E
20-3-14	107	Mangum St.	see 20-3-13	--	--
20-3-15	--	--	parking garage	--	--
20-4-1	210	E. Main St.	Durham County Courthouse	P	D
218	E. Main St.	Durham County	NC*	S*	
		Social Services			
20-4-2	--	--	parking	--	--
24-1-1	411	E. Main St.	Plasma Center/Bus Station	C	S
24-1-11	--	--	parking	--	--
24-1-12	401-403	E. Main St.	St. Phillips Episcopal Church	P	E
24-2-1	--	--	parking	--	--
24-2-18	305	E. Main St.	First Presbyterian Church	P	E
24-2-19	311	E. Main St.	former Public Library	P	E
24-2-20	313	E. Main St.	parking	--	--
24-2-21	--	--	parking	--	--
24-3-1	336	E. Main St.	parking	--	--
24-3-2	330	E. Main St.	Alexander Motor Company,	P*	S

			DHA		
24-3-3	326-328	E. Main St.	Johnson Motor Company	P*	S
24-3-4	320	E. Main St.	parking	--	--
24-3-5	310-312	E. Main St.	Salvation Army	C	S
24-3-6	306-308	E. Main St.	River of Life Church	I	S
24-3-7	300-304	E. Main St.	Durham County offices	C	S
24-3-8	107	Roxboro St.	parking garage/heliport	--	--
24-3-9	--	--	parking	--	--
24-4-1	--	--	see 24-4-2	--	--
24-4-2	414	E. Main St.	Durham County Health Services	I	S
25-1-1	--	--	parking	--	--
25-2-1	201	Roxboro St.	Commerce Building	I	E
25-2-2	--	--	parking	--	--
25-3-1	215	N. Church St.	Trinity United Methodist Church	P	E
25-3-2	--	---	see 25-3-3	--	--
25-3-3	106	City Hall Plaza	GTE	NC	S
25-3-4	104	City Hall Plaza	GTE	NC	S
25-3-5	102	City Hall Plaza	Tempest Building	C	S
25-3-6	202-210	Mangum St.	GTE	C	E
25-3-6A	111-113	E. Parrish St.	Public Hardware	C	S
25-3-7	107-109	E. Parrish St.	Garrett, Sullivan, CPA's	C	S
25-3-8	115-119	E. Parrish St.	parking	--	--
25-3-9	121-123	E. Parrish St.	Congressional Building	NC	S
25-3-10	201	Church St.	commercial, attorneys' offices	C	E
25-3-11	203	Church St.	commercial, attorneys' offices	C	E
25-3-12	205	Church St.	commercial, attorneys' offices	C	E
25-3-12A	207	Church St.	commercial, vacant	C	E
25-3-13	209-211	Church St.	J. H. Cook and Sons	C	S
25-3-14	--	--	parking	--	--
26-1-1	101	City Hall Plaza	Durham City Hall	NC	E
101	City Hall Plaza	Public Safety Headquarters	I	S	
26-1-7	--	--	Rotary Park	--	--
26-2-1	--	--	Fuller Building	C	S
26-2-2	507	Cleveland St.	parking	--	--
26-2-4	--	--	parking	--	--
26-2-5	--	--	parking	--	--
26-2-6	414-420	Mangum St.	Malkara Building	I	E
26-3-1	139	Morgan St.	Fire Station No. 1	I	E
27-1-1	--	--	parking	--	--
27-1-1A	--	--	parking garage	--	--
27-2-1	401-403	Chapel Hill St.	Mercy Dee Karate Academy	C	S
27-2-2	405	Chapel Hill St.	Wards Furniture	C	S
27-2-3	407	Chapel Hill St.	Wards Furniture	C	S
27-2-4	409	Chapel Hill St.	Rent-to-Own Furniture	C	S
27-2-6	413	Chapel Hill St.	Durham Cooperative Building	C	S
27-2-7	415	Chapel Hill St.	commercial, vacant	I	MD
27-2-8A	401-405	Mangum St.	Reinhart Building	C	S*
27-2-9	407-409	Mangum St.	American Sign Shop	C	S



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27-2-10	--	--	parking	--	--
27-2-11	--	--	parking	--	--
27-2-12	--	--	parking	--	--
27-2-13	--	--	parking	--	--
27-2-14	--	--	parking	--	--
27-2-16	--	--	parking	--	--
27-2-17	--	--	parking	--	--
27-2-19	--	--	parking	--	--
27-2-20	--	--	parking	--	--
27-2-21	--	--	parking	--	--
27-2-22	--	--	parking	--	--
27-2-23	--	--	parking	--	--
27-2-24	--	--	parking	--	--
27-2-24A	--	--	parking	--	--
27-2-25	216	Rigsbee Ave.	Piatt and Company, Engineers	NC*	S
27-2-26	204-206	Rigsbee Ave.	Smith Furniture	C	S
27-2-26A	208-212	Rigsbee Ave.	Storr Office Supply	C	S
28-1-1	--	--	park	--	--
28-1-6	--	--	parking	--	--
28-1-7	318	Holland St.	Home Insurance Company	NC	S
28-1-8	316	Holland St.	see 28-1-7	--	--
28-1-9	313-317	Chapel Hill St.	Home Savings & Loan	NC	E
28-1-10	319	Chapel Hill St.	commercial	C	S
28-1-11	323	Chapel Hill St.	U.S. Post Office	P	E
28-1-12	211	Rigsbee St.	Housing Inspections	NC	S
28-3-1	310	Chapel Hill St.	Spee Dee Que Printing	C	D
28-3-2	303-305	Chapel Hill St.	commercial	C	MD
28-3-3	309	Chapel Hill St.	commercial	C	S
28-3-4	212	Foster St.	vacant	--	--
28-3-5	218-220	Foster St.	Durham Armory	P	E
30-1-1	--	--	park	--	--
30-1-3	330 1/2	W. Main St.	parking	--	--
30-1-4	330	W. Main St.	parking	--	--
30-1-5	310-328	W. Main St.	Durham Morning Herald	I	E
30-1-11	308	W. Main St.	George Love Surveyors	NC	S
30-1-12	306	W. Main St.	People's Clothiers	C	S
30-1-13	302	W. Main St.	Temple Building, Guarantee Bank	C	S
30-1-14	--	--	see 30-1-13	--	--
30-1-15	113	Market St.	Durham Morning Herald	C	S
30-1-16	115-119	Market St.	Durham Morning Herald	P	S
30-1-17	119	Market St.	Durham Morning Herald	NC	S
	1/2-123				
30-1-18	136-138	Chapel Hill St.	Durham Morning Herald	NC	S
30-1-19	132	Chapel Hill St.	Durham Morning Herald	NC	S
30-1-20	--	--	alley	--	--
30-2-1	212	W. Main St.	Trust Building/Teer Building	P	S
30-2-2	111	Corcoran St.	Hill Building/CCB	P	E
30-3-1	--	--	parking	--	--
30-4-1	--	--	Civic Center/Hotel/Plaza	NC*	E*
30-5-1	--	--	Carolina Theater	P	S
30-5-2	114	Morris St.	Durham Arts Council Building	P	S
30-6-1	108	Morris St.	Penny's Furniture	C	S

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30-6-2	102-106	Morris St.	commercial	NC	MD
30-6-3	111	Chapel Hill St.	Penny's Furniture	NC	S
31-1-1	--	--	parking garage	--	--
31-1-2	201-209	W. Main St.	Wachovia Bank	I	E
31-1-4	211	W. Main St.	commercial	I	S
31-1-5	213-217	W. Main St.	Faulkner Printing	C	S
31-1-6	301-305	W. Main St.	First Union Bank Building	I	E
	1/5				
31-1-7	309	W. Main St.	Old Hill Building	P	S
31-1-8	313	W. Main St.	The Touch fashions	NC	S
31-1-9	315	W. Main St.	commercial, vacant	C	MD
31-1-10	317-319	W. Main St.	commercial	NC	S
31-1-11	321	W. Main St.	Downtown Flea Mall		
31-1-12	323-325	W. Main St.	Amos 'N Andy, alterations	C	S
31-1-13	--	--	see 31-1-12	--	--
31-1-14	327	W. Main St.	Adams fashions, attorneys' offices	C	S
			see 31-1-15	--	--
31-1-15	--	--			
31-1-16	331-335	W. Main St.	Snow Building	P	S
31-1-17	339	W. Main St.	commercial, pawn shop	C	S
31-1-18	341-343	W. Main St.	commercial, vacant	C	S
31-1-20	345	W. Main St.	Shiners Shoe Care	C	S
31-1-21	347	W. Main St.	New York Fashions	C	S
31-1-22	349	W. Main St.	Liberty Market Building	C	S
31-1-23	351	W. Main St.	commercial	C	S
31-1-24	353	W. Main St.	Martha's Flea Mart	C	S
31-1-25	101-107	Chapel Hill St.	Kimbrell's Furniture	C	S
31-1-26	109	Chapel Hill St.	Book Exchange	C	S
31-1-27	--	--	see 31-1-27	--	--
31-1-29	--	--	parking	--	--
32-1-1	425	W. Main St.	commercial, vacant	C	D
32-1-2	427	W. Main St.	commercial	NC	S
32-1-3	433	W. Main St.	Professional Building	NC	E
32-2-1	400	W. Main St.	First Federal Bank	I	E
123-12-1	400	Cleveland St.	Public Service Gas Company	I	E
123-12-4	--	--	see 123-12-5	--	--
123-12-5	414	Cleveland St.	First Baptist Church	P	E
123-12-6	--	--	parking	--	--
123-12-7	412	Cleveland St.	see 123-12-5	--	--

## Legend:

Significance: P=Pivotal, C=Contributing, NC=Noncontributing, I=Intrusive

Building Condition: E=Excellent, S=Sound, MD=Marginally Deteriorated, D=Deteriorated

## Notes:

- Information about significance and building condition was collected by consultants in early 1986. In some cases, building modifications have occurred in the intervening time period to make the initial evaluation inaccurate. The " \* " by the rating indicates that an updated evaluation of the significance and/or building condition was made by the staff of the Durham City-County Planning Department for those properties where modifications were known to have occurred since the consultants' survey.
- The "use" listed above is current as of the date of this Plan and is provided for reference purposes only. Subsequent changes in use and/or occupancy of buildings will make this information out of date.
- Parking garages are generally not rated for their significance or condition.
- Total, 149 buildings.

## **C. Appendix, Reference Materials**

### **Durham History**

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8. The Restoration Manual, Bullock, Orin M., Norwalk, Ct.: Silvermine Publishers, Inc., 1966.
9. What Style Is It? A Guide to American Architecture, Poppeliers, John; Chambers, S. Allen; Schwartz, Nancy B.; Washington, D.C.: The Preservation Press, 1978.

## **D. Appendix, Historic District Overlay Zone**

### **Durham Zoning Ordinance, Section 24-4.D.6**

#### **A. Purpose.**

The Historic District (hereinafter referred to as the "District") is one of the most valued and important assets of Durham. It is established for the purpose of protecting and conserving the heritage of Durham and Durham County and the State of North Carolina; for the purpose of preserving the social, economic, cultural, political, and architectural history of the District and its individual properties; for the purpose of promoting the education, pleasure and enrichment of residents in the District and Durham City and County and the State as a whole; for the purpose of encouraging tourism and increased commercial activity; for the purpose of fostering civic beauty; and for the purpose of stabilizing and enhancing property values throughout the District as a whole, thus contributing to the improvement of the general health and welfare of Durham and any residents of the District.

#### **B. Historic District Establishment.**

The Historic District is hereby established as an overlay zoning district. The Durham City Council may designate one or more geographic areas as an Historic District and indicate the extent and boundaries of any such area on the official Zoning Map of the City of Durham.

##### **1. Eligibility for Establishing Areas as an Historic District.**

Any area cited as a potential historic district by the Durham City Council or any area determined by the North Carolina Division of Archives and History to be eligible for the inclusion on the National Register of Historic Places may be considered for designation as an historic district.

##### **2. Initiation of Requests for Establishing a District.**

Requests for establishment of a District may be made (a) by petition of more than 25 percent of the property owners in the proposed district; or (b) by initiative of the City of Durham. When the City of Durham initiates the request for the establishment of a district, it shall notify record property owners in the proposed district prior to the setting of any public hearings before the City Council concerning the establishment of the district.

##### **3. Procedures for Considering a Request for Establishing a District or for Extending an Existing District's Boundaries.**

Upon the filing of a petition from property owners or a City-initiated request, the following steps shall apply to the consideration of the proposed district.

- a. The Director of Planning and Community Development shall publish notice that a request has been filed and will be considered by the Historic District Commission at a specified date and time.
- b. The Historic District Commission shall conduct a preliminary consideration of the request and report its recommendation to the Director of Planning and Community Development.
- c. The Director of Planning and Community Development shall prepare an Historic District Preservation Plan if the Historic District Commission recommends the establishment of the proposed Historic District.

If the decision of the Historic District Commission is negative, the Director of Planning and Community Development shall report the negative recommendation to the City Council as an information item. The City Council may accept the recommendation of the Historic District Commission or it may order the procedures for review of the proposed district as if the Historic District Commission

recommendation had been positive.

- d. The State Division of Archives and History shall review the Historic District Preservation Plan.
- e. The Director of Planning and Community Development shall publish notice that the establishment of an Historic District and the adoption of an Historic District Preservation Plan will be considered by the Historic District Commission at a specified date and time.
- f. The Historic District Commission shall review the proposed district and recommend denial or designation of the area.
- g. The Planning and Zoning Commission shall consider both the request for establishment of the District and the Historic District Preservation Plan.
- h. The City Council shall set a public hearing and notify property owners within the proposed district of the public hearing.
- i. The City Council shall hold a public hearing to consider both the request for establishment of a district and the Historic District Preservation Plan. The protest petition procedures as established by Section 24-22.D.3 of the Zoning Ordinance shall apply to the designation or amendment of an historic district.

**4. Requirement for Historic District Preservation Plan.**

An Historic District Preservation Plan shall include an historic significance investigation and boundary description for the district as required in G.S. 160A-395; principles and guidelines for certificates of appropriateness as required in G.S. 160A-397 and referred to in this ordinance in Sections 9.1 and 9.2; and a preservation strategy tailored to the individual needs of the specific area.

The preservation strategy shall include, but not be limited to the following elements:

- a. The need for the District in that area, including the specific reasons why the regulatory provisions of this Section should be applied in order to effectively accomplish the preservation of that area;
- b. The means by which existence of the District will be publicized to District property owners and to the general public;
- c. New elements. The principles, design guidelines, and criteria to be followed in the district for exterior activities involving new construction, alteration, restoration, or rehabilitation and which shall be the basis for the Commission's review and action upon an application for a certificate of appropriateness.
- d. The means by which technical assistance will be offered to property owners of the proposed District by the Historic District Commission, City staff or other groups;
- e. A description of the various financial incentives that are proposed for use in promoting preservation activities within the District, how those incentives would be utilized and how property owners will be made aware of them;
- f. A description of what, if any, measures the Historic District Commission, the City staff or other groups will take to encourage economic activity and development which will be conducive to preservation activities within the District.

The Historic District Commission shall forward its recommendation on District establishment to the Planning and Zoning Commission or City Council with a recommended Historic District Preservation Plan. The Historic District Preservation Plan shall be part of the consideration of the District establishment. When the City Council designates an area as an historic district, the Historic District Preservation Plan for the particular district shall become City policy and all appropriate public bodies or administrative officials cited as having implementation responsibilities shall be

directed to use their best efforts to assure the effective implementation of the plan as it is written.

**C. Permitted Uses.**

The Historic District is a zone which is superimposed on the City zoning map. Permitted land uses are determined by the Zoning Ordinance Table of Permitted Uses of the zoning classification indicated on the base zoning map. The Historic District overlay zone controls the manner in which certain construction or repair activities may occur; not the uses for which they are constructed.

**D. Construction and Restoration, Activities Permitted in the Historic District.**

No exterior construction, alteration, restoration, or rehabilitation activities affecting appearance may be conducted within the historic district without the applicant first obtaining a Certificate of Appropriateness or a Master Certificate of Appropriateness from the Historic District Commission.

Work done by the City and by public utility companies within the district shall be subject to the provisions of this ordinance. However, rather than obtaining individual Certificates of Appropriateness for each proposed activity in the district, the City and public utility companies may instead obtain a Master Certificate of Appropriateness from the Historic District Commission. No Master Certificate of Appropriateness shall be valid for a period greater than one (1) year from the date of issuance. The Historic District Commission shall consider and issue Master Certificates in accordance with the procedures and standards applicable to individual certificates.

In addition to acquiring a master certificate, the City and any public utility company shall notify the City Manager prior to performing any work within the district. In emergency situations, notification by the next work day is acceptable. Such work shall be done in accordance with the principles, design guidelines, and specific criteria adopted for the district as part of the Historic District Preservation Plan. The City Manager may inspect all work done pursuant to a Master Certificate.

**1. Effect of Permitted Construction Activities on Requirements for Variances and Use Permits.**

The applicant for a Certificate of Appropriateness shall obtain any use permit or variance required by other provisions of the Zoning Ordinance in addition to any required Certificate of Appropriateness. Any required variance or use permit may be obtained either before or after a Certificate of Appropriateness is obtained. When the Historic District Commission recommends a change in construction plans that requires a variance from the Board of Adjustment, the Historic District Commission's recommendation shall not be binding on the Board of Adjustment, and shall be considered by the Board as a recommendation only.

**2. Approval Subject to Conditions.**

The Historic District Commission may attach reasonable and appropriate conditions to any Certificate of Appropriateness in order to assure compliance with this ordinance.

**3. Approval Affecting Rights-of-Way.**

Any property or structure restored, reconstructed, or maintained and which extends on, or within a public sidewalk, public alley, or other such public way shall be authorized by the City Council and shall be the responsibility of the item's owner, his heirs and assigns. The owner's restoration, reconstruction, or maintenance of any such property or structure within a public area shall constitute the owner's agreement to protect and hold the City of Durham harmless against any liability, cost, damage, or expense suffered by the City of Durham as a result of or growing

out of the restoration, reconstruction, or maintenance thereof. Such items, so approved, may be lawfully restored, reconstructed, or maintained. Any such item projecting over the vehicular travel way of a street or alley shall be, at its lowest point, 15 feet above the travel way.

**E. Parking Variance.**

When the Historic District Commission finds that the number of off-street parking spaces required by the zoning regulations for a building or structure for which a Certificate of Appropriateness is requested is inconsistent with the historic character and qualities of the District, the Historic District Commission shall recommend to the Board of Adjustment that the Board of Adjustment grant a variance, in part or in whole, of the number of off-street parking spaces required. The Board of Adjustment may authorize a lesser number of off-street parking spaces, provided: (1) the Board finds that the lesser number of off-street parking spaces will not create problems due to increased on-street parking, and (2) will not constitute a threat to the public safety.

**1. Required Conformance to Dimensional Regulations; Exceptions.**

The dimensional and other regulations of the underlying zoning district shall apply to structures within the Historic District. In order to maintain the historic character of a particular area, the Preservation Plan may recommend dimensional regulations for such items as minimum setbacks, maximum setback, height limit, and minimum side yards. Only the Board of Adjustment may grant a variance from the dimensional regulations established by the Zoning Ordinance.

**F. Historic District Commission Recommendation on Use Permits, Variances, Rezoning Requests and Zoning Text Amendment.**

All use permits, variances, rezoning requests and zoning text amendment applications within the Historic District may be reviewed by the Historic District Commission. The Commission may make recommendations provided that its review shall not delay or impede the normal processing and review of such requests, the Historic District Commission may forward its own recommendations concerning the requests to the appropriate public body.

**G. Historic District Commission.**

**1. Creation.**

There is hereby established the Durham Historic District Commission (hereafter referred to as the "Historic District Commission" or "Commission") to consist of nine (9) members appointed by the City Council. The Commission shall serve without compensation.

**2. Tenure.**

Members of the Historic District Commission shall serve overlapping terms of three (3) years. Initially, three (3) members shall be appointed for three (3) years, three (3) members for two (2) years, and three (3) members for one (1) year. Thereafter, all appointments shall be made for three (3) years. A member may be reappointed for a second consecutive term. After two consecutive terms a member shall be ineligible for reappointment until one calendar year has elapsed from the date of termination of his or her second term.

**3. Qualifications.**

All members of the Historic District Commission shall be residents of the territorial zoning jurisdiction of the City of Durham and at least seven (7) members shall be City residents. A majority of the members shall have demonstrated special interest, experience, or education in history or architecture. The Commission shall always include at least one registered architect, one realtor or developer, one cultural or



social historian, one representative of a lending institution, and two members who are none of these.

**4. Meetings.**

The Historic District Commission shall establish a meeting time, and shall meet at least quarterly and more often as it shall determine and require. All meetings shall conform to the North Carolina Open Meetings Law, G.S. Chapter 143, Article 33C.

**5. Rules of Procedure.**

The Historic District Commission shall adopt and publish rules of procedure for the conduct of its business.

**6. Annual Report Required.**

The Historic District Commission shall prepare an annual report and submit it to the City Council by February 1st of each year. The annual report shall include a comprehensive and detailed review of the activities, problems, and actions of the Commission and any budget requests or other recommendations.

**7. Meeting Minutes.**

The Commission shall keep permanent minutes of its meetings. The minutes shall include the attendance of its members and its resolution, findings, recommendations and other actions. The minutes of the Commission shall be open for public inspection as required by law.

**8. Commission Powers.**

a. General Responsibilities of the Commission. The Commission shall use education and regulation to promote, enhance and preserve the character and heritage of the District.

b. Specific Authority and Powers. The Historic District Commission is authorized and empowered to undertake actions reasonably necessary to the discharge and conduct of its duties and responsibilities as established in this ordinance and by Part 3A, Article 19, Chapter 160A of the General Statutes of the State of North Carolina, including the following:

1. To recommend to the Planning and Zoning Commission districts or areas to be designated by ordinance as "Historic Districts."
2. To recommend to the Planning and Zoning Commission that designation of any district or area as a Historic District be revoked or removed.
3. To consider and grant or deny applications for Certificates of Appropriateness or Master Certificates of Appropriateness in accordance with this ordinance.
4. To give advice to property owners concerning the treatment of the historical and visual characteristics of their properties located within the District, such as color schemes, gardens and landscape features, and minor decorative elements.
5. To propose to the City Council changes to this or any related ordinance and to propose new ordinances or laws relating to the Historic District or relating to the total program for the development of the historical resources of Durham and its environs.
6. To cooperate with other City of Durham boards or commissions or with agencies of the City of Durham or other governmental units to



- offer or request assistance, aid, guidance, or advice concerning matters under its purview or of mutual interest.
7. To publish information about, or otherwise inform the owners of property within the District, of any matters pertinent to its duties, organization, procedures, responsibilities, functions, or requirements.
  8. To undertake programs of information, research, or analysis relating to any matters under its purview.
  9. To report violations of this ordinance, or related ordinances to the local official responsible for enforcement.
  10. To assist the City of Durham staff in obtaining the services of private consultants to aid in carrying out programs of research or analysis.
  11. To accept funds, with the approval of City Council and to be administered by the Department of Planning and Community Development, granted to the Commission from private or non-profit organizations.
  12. To contract, with the approval of the City Council, for services or funds from the State of North Carolina and agencies or departments of the United States government.
  13. To recommend to the City Council and the State of North Carolina structures, sites, objects or districts worthy of national, state or local recognition.
  14. To delay demolition of historically significant buildings as set forth in Article K.
  15. To initiate and participate in negotiations with owners and other parties to find means of preserving historically significant buildings set for demolition.
  16. To establish guidelines under which the City Manager or his designee may approve minor modifications on behalf of the Commission. No application shall be denied without first being considered by the Commission.
  17. To conduct public hearings on applications for Certificates of Appropriateness where the Commission deems that such a hearing is necessary.
  18. To organize itself and conduct its business by whatever legal means it deems proper.
  19. To exercise such other powers and perform such other duties as are required elsewhere by this ordinance, the General Statutes of North Carolina or by the City Council.

**H. Certificate of Appropriateness.**

**1. Required.**

From and after the designation of the historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within such district until after an application for a Certificate of Appropriateness as to exterior features has

been submitted to and approved by the Historic District Commission. The City shall require such a certificate to be issued by the Commission prior to the issuance of a building permit granted for the purpose of constructing, altering, moving or demolishing structures, which certificates may be issued subject to reasonable conditions necessary to carry out the purposes of this ordinance. A Certificate of Appropriateness shall be required whether or not a building permit is required. Any building permit or such other permit not issued in conformity with this section shall be invalid. The City and the public utility companies may obtain a Master Certificate from the Historic District Commission rather than obtaining individual Certificates of Appropriateness for each proposed activity in the district.

**2. Required Procedures.**

- a. Application Submitted to Appropriate Administrative Official. The owner or his agent shall obtain an application for a Certificate of Appropriateness from and, when completed, file it with the City's Director of Inspection Services. An application for a Certificate of Appropriateness shall be considered by the Historic District Commission at its next regular meeting, provided it has been filed, complete in form and content, at least ten (10) calendar days before the regularly scheduled meeting of the Commission.
- b. Contents of Application. The Commission shall, by uniform rule in its Rules of Procedure, require such data and information as is reasonably necessary to evaluate the nature of the application. An application for a Certificate of Appropriateness shall not be considered complete until all required data has been submitted. Nothing shall prevent the applicant from filing with the application additional relevant information bearing on the application.
- c. Notification of Historic District Commission. The Director of Planning and Community Development shall notify the Historic District Commission at least seven (7) calendar days before its regularly scheduled meeting of any pending applications for a Certificate or Master Certificate.
- d. Notification of Affected Property Owners. Prior to the issuance or denial of a Certificate of Appropriateness, the Commission shall take such action as may reasonably be required to inform the owner of any property likely to be materially affected by the application, and shall give the applicant and any such owner an opportunity to be heard.
- e. Public Hearing. In cases where the Commission deems it necessary, it may hold a public hearing concerning the application.
- f. Commission Action on Application. The Commission shall take action on the application and in doing so shall apply the Review Criteria, contained in Section I of this Ordinance.
- g. Reasons for Commission's Actions to Appear in Minutes. The Commission shall cause to be entered into the minutes of its meeting the reasons for its actions, whether it be approval, approval with modifications, or denial.
- h. Local and State Coordination. The Historic District Commission shall use all reasonable efforts to expedite any concurrent process with the State Division of Archives and History if such a process is desired by the applicant for the purpose of securing both a Certificate of Appropriateness and a federal historic preservation tax credit.
- i. Time Limits. If the Commission fails to take final action upon any

application within forty-five (45) days after the complete application is submitted to the City Director of Inspection Services, the application shall be deemed to be approved and a building permit may be issued. A Certificate of Appropriateness shall expire if a building permit has not been obtained within a year.

- j. Submission of New Application. If the Commission determines that a Certificate of Appropriateness should not be issued, a new application affecting the same property may be submitted only if substantial change is made in plans for the proposed construction, reconstruction, alteration, restoration or moving or other conditions related to the district or surrounding uses have changed substantially.

**I. Review Criteria for Certificate of Appropriateness.**

**1. Intent.**

It is the intent of these regulations to insure insofar as possible, that buildings or structures in the historic district shall be in harmony with other buildings or structures located therein. However, it is not the intention of these regulations to require the reconstruction or restoration of individual or original buildings or to prohibit the demolition or removal of such buildings or to impose architectural styles from particular historic periods. In considering new construction, the Commission shall encourage contemporary design which is harmonious with the character of the District.

In granting a Certificate of Appropriateness, the Commission shall take into account the historic or architectural significance of the structure under consideration and the exterior form and appearance of any proposed additions or modifications to that structure as well as the effect of such change or additions upon other structures in the vicinity, in accordance with the principles and guidelines for Certificates of Appropriateness adopted for the District. (See Sec. B.4).

**2. Exterior Form and Appearance.**

Any application for a Certificate of Appropriateness shall be subject to review based upon the design guidelines then in effect for the Preservation Plan of each historic district. Specific criteria shall be adopted for each district at the time that the Historic District Preservation Plan is adopted. These guidelines shall be set forth in a manual prepared and adopted by the Commission. The manual shall address the standards as adopted by resolution of the City Council.

**3. Interior Arrangement Not Considered.**

The Historic District Commission shall not consider interior arrangement. No Certificate of Appropriateness shall be required for interior changes. However, this does not excuse the property owner from obtaining any required building permit for interior work.

**J. Certain Changes Not Prohibited.**

Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the Historic District which does not involve a substantial change in design, material, or outer appearance thereof, provided any required building permit is obtained. Nor shall this ordinance be construed to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature which the Director of Inspection Services or similar official shall certify in writing to the Commission as required by the public safety because of an unsafe or dangerous condition.

**K. Delay in Demolition of Buildings Within Historic District.**

An application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the district may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 180 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period the Historic District Commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. If the Historic District Commission finds that the building has no particular significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal.

**L. Review of Application by Commission.**

As part of its review procedure, the Commission may review the premises and seek the advice of the North Carolina Department of Cultural Resources or such other expert advice as it may deem necessary under the circumstances.

**M. Appeal of Decision.**

An appeal may be taken to the Board of Adjustment from the Commission's action in granting or denying any certificate; Appeals may be taken by an aggrieved party and shall be taken within times prescribed by Historic District Commission by general rule. An appeal from the Board of Adjustment's decision in any case shall be heard by the Durham County Superior Court.

**N. Compliance.**

Compliance with the terms of the Certificate of Appropriateness shall be enforced by the Director of Inspection Services. Construction or other work which fails to comply with a Certificate of Appropriateness shall be a violation of the Zoning Ordinance. The discontinuance of work for a period of six months shall be considered as a failure to comply with a Certificate of Appropriateness.

Nothing contained in this ordinance shall prohibit, impair, or limit in any way the power of the City of Durham to prevent the construction, reconstruction, alteration, restoration, or removal of buildings, structures, appurtenant fixtures, or outdoor signs in the Historic District in violation of the provisions of this ordinance. The enforcement of any remedy provided herein shall not prevent the enforcement of any other remedy or remedies provided herein or in other ordinances or laws.

**O. State Recommendations.**

No area shall be designated as an Historic District and the requirements of Subsection G.8.b.3 shall not be implemented until the Department of Cultural Resources shall have been given an opportunity, in accordance with the provisions of G.S. 160A-395(2), to make recommendations with respect to the establishment of the District.